Marcus & Millichap

±9,186 SQUARE FEET

FORMER DOLLAR GENERAL

FREE-STANDING RETAIL REPOSITIONING OPPORTUNITY

124 STATE HWY 10
KANSAS, OK 74347

ABSOLUTE $1 AUCTION

FIRST BID MEETS RESERVE

iR MARKETPLACE
ONLINE AUCTION
OCTOBER 19-21, 2026

±9,186 SF, FREESTANDING, VALUE ADD RETAIL (FORMER DOLLAR GENERAL) ON A ±1.03 AC PARCEL OFFERED AT A SUBSTANTIAL DISCOUNT BELOW REPLACEMENT COST

SIGNIFICANT VALUE ADD OPPORTUNITY VIA STRATEGIC LONG TERM LEASE-UP AT MARKET RATES, REPOSITIONING OR ADAPTIVE REUSE; UNZONED AREA ALLOWING VARIOUS USES

PRIME FRONTAGE ALONG STATE HWY 10 NEAR THE INTERSECTION WITH TULSA AVE (±6,254 VPD); JUST AN HOUR FROM TULSA WITH EXCELLENT ACCESS TO US HWY 412 (8K+ VPD) PROVIDING REGIONAL CONNECTIVITY

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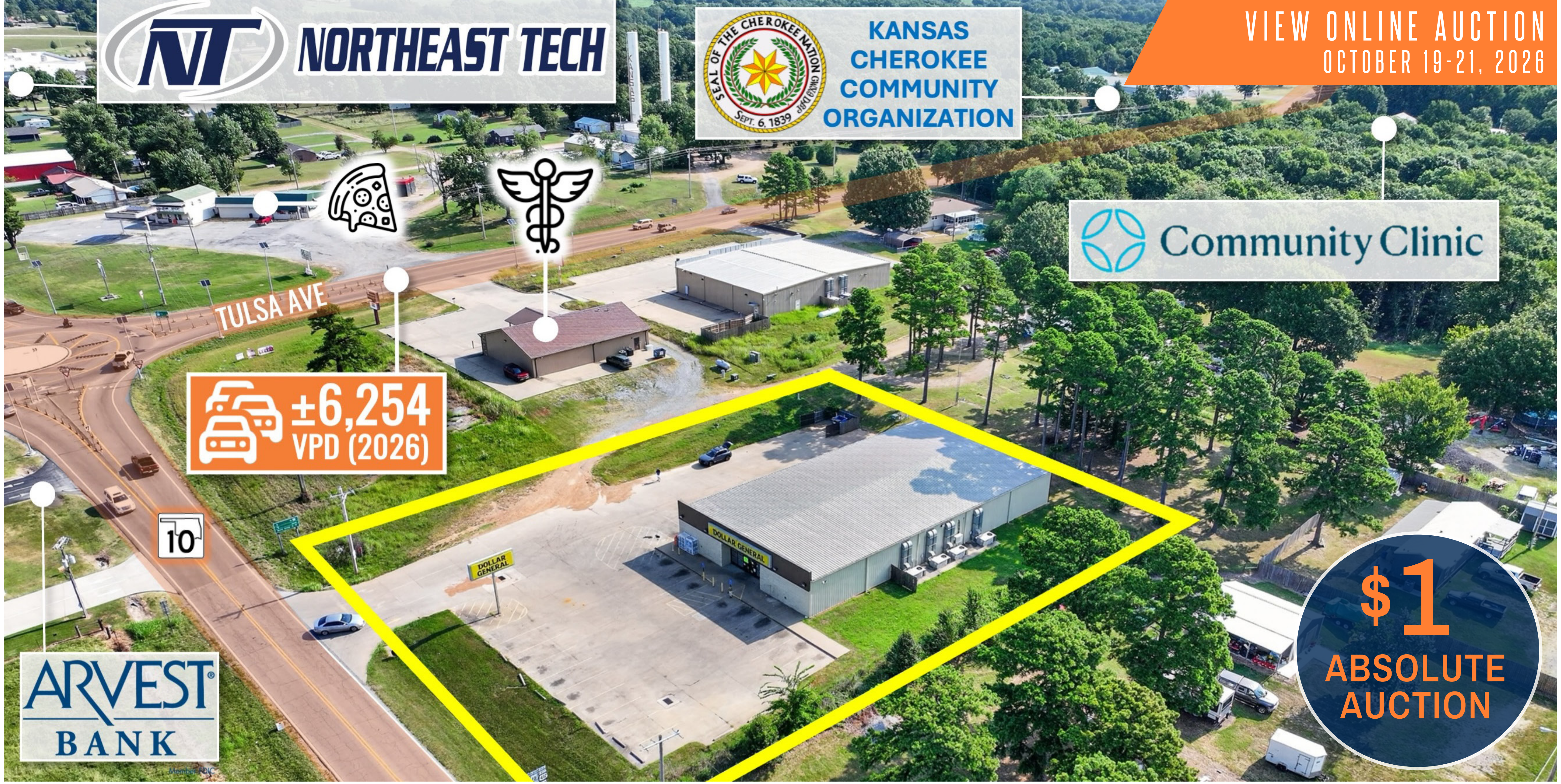
OCTOBER 19-21, 2026



124 STATE HWY 10, KANSAS, OK 74347

ONLINE AUCTION: OCTOBER 19-21, 2026 | ABSOLUTE $1 AUCTION

BUILDING: ±9,186 SF

PARCEL NUMBER: 85506

LOT SIZE: ±1.03 AC (±44,846 SF)

PARKING: 29 SPACES

PROPERTY TYPE: RETAIL

STORIES: ONE

TENANCY: SINGLE

OCCUPANCY: VACANT

FREESTANDING

YEAR BUILT: 2011

ZONING: N/A

BUILDING HEIGHT: 17.6' HIGH

HIGHWAY FRONTAGE (STATE HWY 10)

OKLAHOMA EAST AREA SUBMARKET

±0.5-MI FROM US HWY 412

±45-MIN FROM NORTHWEST ARKANSAS NTL AIRPORT

±60-MIN FROM TULSA, OK

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. \Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing retail building located at 124 State Highway 10 in Kansas, Oklahoma 74347 (the "Property"). Formerly occupied by Dollar General, the Property is offered at a substantial discount to replacement cost, presenting an exceptional opportunity for an owner-user or investor to acquire a highly visible commercial asset with compelling value-add potential. **FIRST BID MEETS RESERVE!**

Constructed in 2011, the Property consists of a one-story, free-standing metal building totaling ±9,186 gross square feet situated on a ±1.03-acre (±44,846 SF) parcel. The site features 29 surface parking spaces, one point of ingress and egress, and ±188 feet of frontage along State Highway 10, providing excellent visibility and accessibility near its intersection with Tulsa Avenue, which carries ±6,254 vehicles per day (VPD). The Building measures ±17.6 feet in height and features an open, flexible interior configuration previously occupied by Dollar General. Formerly operated under a triple net (NNN) lease, the Property is well suited for continued retail use, owner occupancy, adaptive reuse, repositioning, or lease-up at market rental rates, with CoStar retail market rents at approximately $14/SF NNN. The Property is located within the City of Kansas, which does not maintain conventional zoning districts, providing flexibility for a broad range of potential retail, commercial, office, educational, service, and other uses, subject to applicable municipal approval/verification. Combined with its flexible floor plan, existing parking, prominent State Hwy 10 frontage, and below-replacement-cost basis, the Property presents an attractive opportunity for owner-users and investors seeking a highly visible commercial asset with multiple potential reuse and repositioning strategies.

The Property is strategically located in Kansas, Oklahoma, within Delaware County and the broader northeastern Oklahoma region, providing convenient regional access to Tahlequah (±35-min from the Property), Northwest Arkansas, and the Tulsa metropolitan area. Kansas serves a regional trade area extending across eastern Cherokee and Delaware counties, while nearby Tahlequah, the Cherokee County seat, functions as one of the region's principal employment, education, healthcare, government, and commercial centers. Nearby Cherokee County supports ±49,200 residents and has grown ±4.5% since 2020, contributing to an expanding regional consumer base. Regional economic activity is anchored by Cherokee Nation, one of northeastern Oklahoma's largest employers, with ±14,500 employees across government, healthcare, hospitality, gaming, manufacturing, and other enterprises. Tahlequah is also home to Northeastern State University (±35-min from the Property), with recent university-wide enrollment of ±6,740 students, along with major healthcare, retail, and government operations that generate recurring activity throughout the region. To the east, Northwest Arkansas provides access to one of the nation's fastest-growing economic regions, anchored by major corporate, logistics, retail, healthcare, and education employers. The surrounding 5-mi trade area supports 4,000+ residents with an average household income exceeding $74,000, providing an established consumer base for local retail, commercial, flex, service-oriented, and light industrial uses. Combined with its position between regional demand centers, existing commercial improvements, and flexible potential uses, the Property is well positioned for retail, service, office, educational, owner-user, adaptive reuse, and investment opportunities.

PROPERTY AERIAL

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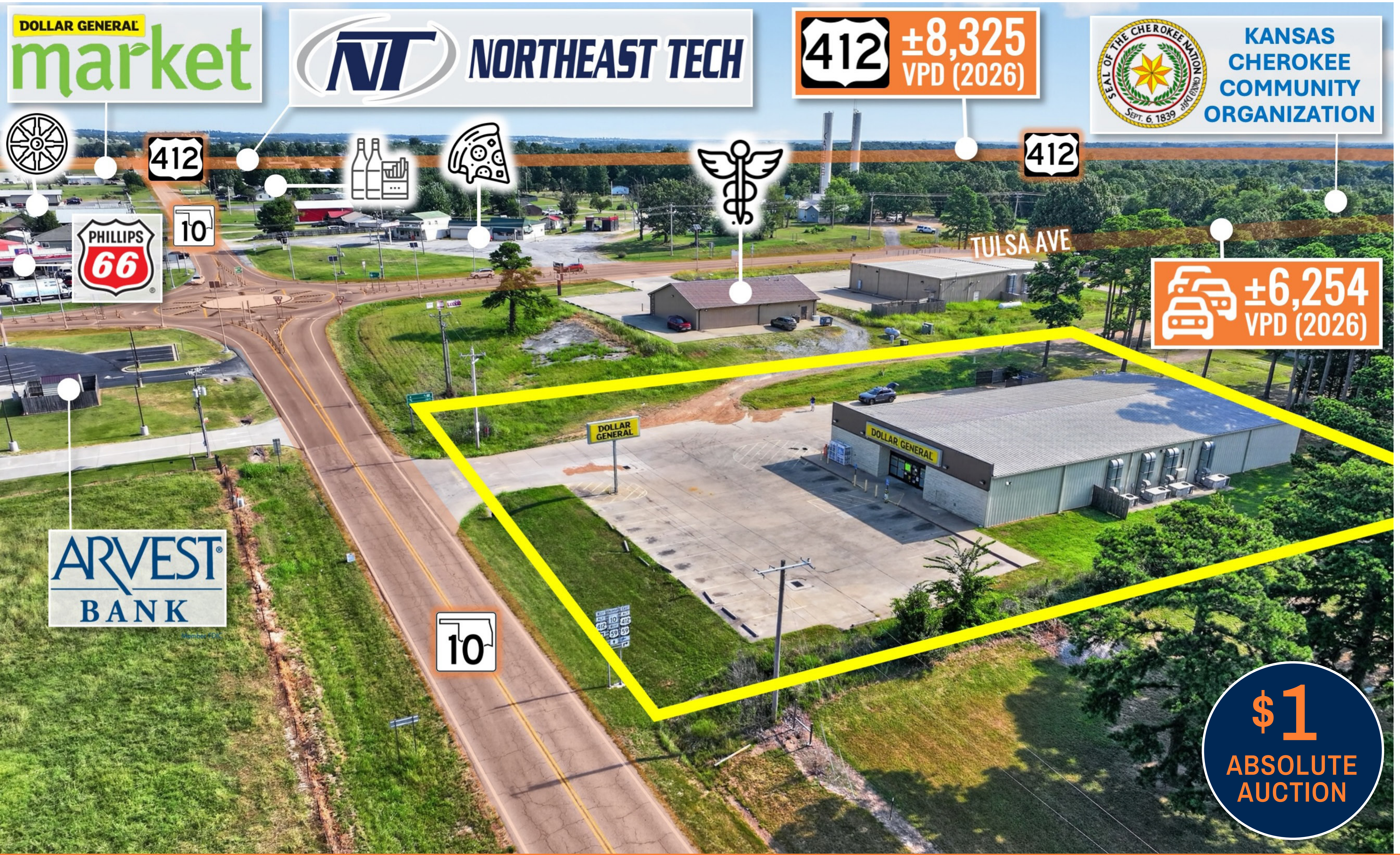
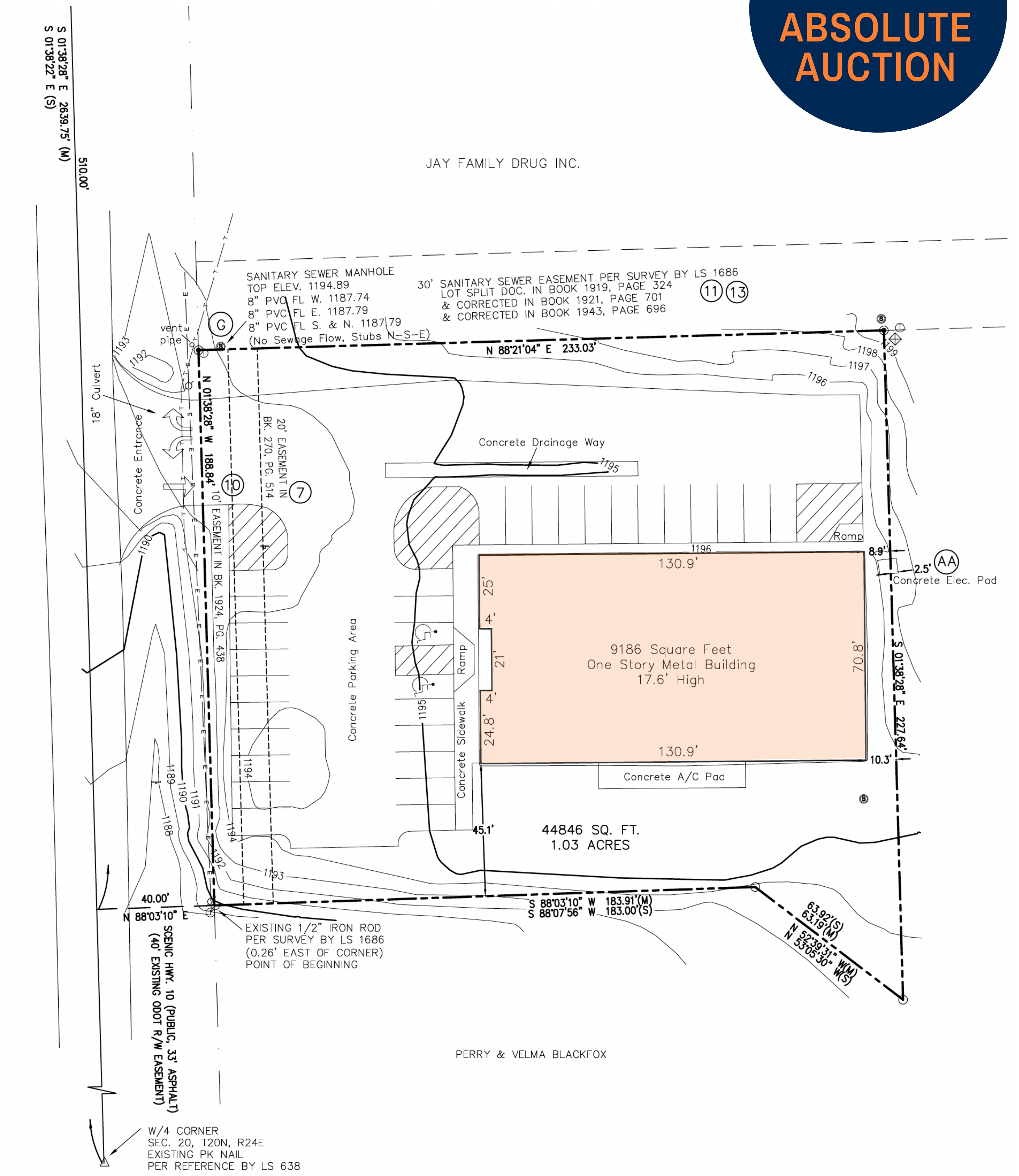


FREE-STANDING BUILDING
UNZONED AREA

$1 ABSOLUTE AUCTION



Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

FORMER DOLLAR GENERAL

KANSAS, OK

BUILDING PHOTOS

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

$1
ABSOLUTE AUCTION

FORMER DOLLAR GENERAL

KANSAS, OK

REAR BUILDING PHOTOS

$1
ABSOLUTE AUCTION

EXCELLENT ACCESSIBILITY + CONNECTIVITY

$1 ABSOLUTE AUCTION

DELAWARE COUNTY
KANSAS, OKLAHOMA

Kansas is located in northeastern Oklahoma within Cherokee and Delaware Counties, ±35-min north of Tahlequah, the county seat, and near the junction of State Highway 10, U.S. Highway 59, and U.S. Highway 412. This highway network provides direct regional connectivity west toward the Tulsa metropolitan area and east toward Northwest Arkansas, while also linking Kansas with Tahlequah, Grove, Siloam Springs, and other communities throughout northeastern Oklahoma. U.S. Highway 412 is an especially important regional corridor, extending across northern Oklahoma to the Arkansas state line and forming part of the federally designated future interstate corridor connecting Oklahoma with Northwest Arkansas, further strengthening the area's long-term regional accessibility.

Delaware County supports ±49,196 residents as of 2025, an increase of ±4.5% since 2020. Tahlequah is the county's largest population and institutional center, with 17,508 residents in 2025, representing growth of ±6.5% since 2020. The county also includes established communities such as Kansas and Hulbert, together with employment, education, healthcare, government, retail, and service activity concentrated throughout the Tahlequah area. Continued population growth across the county contributes to an expanding residential, workforce, and consumer base serving northeastern Oklahoma. The regional economy is anchored in part by Cherokee Nation, headquartered in Tahlequah and one of northeastern Oklahoma's largest employers. Cherokee Nation and its subsidiaries employ ±14,500 people across government, healthcare, hospitality, gaming, manufacturing, aerospace and defense, construction, and other enterprises. The Nation has more than 475,000 tribal citizens worldwide, including more than 141,000 citizens residing within its northeastern Oklahoma reservation boundaries, creating a substantial institutional and economic presence throughout the region and supporting employment and investment across numerous industries.

The Property's position along State Highway 10 and near U.S. Highway 412 provides convenient access between Delaware County, the Tulsa metropolitan area, and Northwest Arkansas. Its location also provides connectivity to Tahlequah and other established communities throughout northeastern Oklahoma. This regional accessibility, combined with Delaware County's recent population growth and the Property's existing commercial improvements, supports a range of retail, service, office, educational, owner-user, and other commercial uses.

Sources: U.S. Census Bureau (www.census.gov); Cherokee Nation (www.cherokee.org); Oklahoma Department of Transportation (www.oklahoma.gov/odot)

KANSAS IS LOCATED IN NE OKLAHOMA WITHIN CHEROKEE + DELAWARE COUNTIES, ±35-MIN FROM TAHLEQUAH, THE REGIONAL CENTER FOR HEALTHCARE, EMPLOYMENT, GOVERNMENT, AND EDUCATION

CHEROKEE COUNTY SUPPORTS ±49,200 RESIDENTS AND HAS GROWN ±4.5% SINCE 2020, ADDING TO THE REGION'S CONSUMER AND WORKFORCE BASE ACROSS NEARBY LOCAL COMMUNITIES

THE TRADE AREA INCLUDES TAHLEQUAH, KANSAS, HULBERT, AND OTHER ESTABLISHED COMMUNITIES; THE COUNTY BENEFITS FROM REGIONAL ACCESS TO TULSA, NW ARKANSAS, AND THE BROADER 4-STATE AREA

STATE OVERVIEW
WHY OKLAHOMA

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

A GROWING, BUSINESS-FRIENDLY STATE

Oklahoma combines a central U.S. location, competitive operating environment, expanding population, and diversified economic base spanning aerospace and defense, energy, manufacturing, agribusiness, technology, logistics, healthcare, and professional services. The state reached ±4.12 million residents in 2025, representing ±4.1% growth since 2020, while continued private investment and business expansion are supporting employment and commercial activity across both metropolitan and rural markets.

CENTRAL U.S. LOCATION | DIVERSE ECONOMIC BASE

Oklahoma's central location provides access to major population and commercial centers throughout the South, Midwest, and Southwest. Its transportation infrastructure, relatively low operating costs, established energy resources, and skilled workforce support industries ranging from manufacturing and distribution to aerospace, defense, technology, and energy. Oklahoma Commerce identifies aerospace and defense, agribusiness, energy, cybersecurity/IT, and manufacturing among the state's key industry sectors.

Oklahoma's aerospace and defense sector continues to expand. During 2025, 37 new or expanding aerospace and defense projects represented ±$454 million in announced capital investment and 1,325 new jobs. Since 2018, the state's ACES economic-development program has helped secure approximately $2.46 billion in capital investment within the sector.

OKLAHOMA BY THE NUMBERS

4.12M+
POPULATION
2025
±4.1% growth since 2020.

$7.5B
GOODS EXPORTS
2025
Including ±$7.2B of manufactured products.

$2.2B
TRANSPORTATION EQUIPMENT EXPORTS
2025
Oklahoma's largest manufacturing export category.

#1
LOWEST COST OF DOING BUSINESS
CNBC, 2025
As reported by Oklahoma Commerce.

37
AEROSPACE + DEFENSE PROJECT WINS
2025
Representing ±$454M in announced capital investment.

1,325
NEW AEROSPACE + DEFENSE JOBS
2025
Project announcements.

$2.46B
AEROSPACE + DEFENSE INVESTMENT
Since 2018
Secured through ACES program.

$14.7B
2025 CAPITAL INVESTMENT
Record statewide capital investment.

Sources: U.S. Census Bureau (www.census.gov) | U.S. Bureau of Economic Analysis (www.bea.gov) | U.S. Trade Representative (www.ustr.gov) | Oklahoma Department of Commerce (www.okcommerce.gov) | CNBC (www.cnbc.com)

BUILT FOR BUSINESS AND QUALITY OF LIFE
THE GREATER TULSA METRO AREA

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

ECONOMIC ADVANTAGES
A DIVERSE REGIONAL ECONOMY

The Tulsa metropolitan area is one of Oklahoma's principal population, employment, and commercial centers, supporting ±1.069 million residents as of 2025. The metro has added approximately 52,000 residents since 2020, representing growth of approximately 5.1% and reinforcing Tulsa's role as the economic anchor of northeastern Oklahoma. The region supports a diversified economy spanning aerospace and defense, energy, manufacturing, healthcare, logistics, technology, and financial services. In 2025, Tulsa's Future and its regional partners helped generate more than $7.3 billion in capital investment and supported 2,639 new jobs with an average annual salary exceeding $71,000.

STRATEGIC LOCATION
MULTIMODAL REGIONAL CONNECTIVITY

Tulsa occupies a strategic northeastern Oklahoma location with highway, air, rail, and inland port infrastructure connecting the metro with markets throughout the central United States. Major corridors include I-44, U.S. Highway 412, U.S. Highway 75, and U.S. Highway 169, providing connectivity throughout Oklahoma and to Arkansas, Kansas, and Missouri. Tulsa International Airport, the Tulsa Ports system, and extensive freight rail infrastructure further support manufacturing, distribution, energy, and logistics operations. U.S. Highway 412 is particularly relevant to the Property, providing east-west connectivity between northeastern Oklahoma and Northwest Arkansas.

TULSA METRO CONTINUES TO ADD POPULATION
AN EXPANDING NORTHEAST OKLAHOMA METRO

Tulsa's population has continued to expand throughout the decade. The MSA grew from approximately 1.017 million residents in 2020 to ±1.069 million in 2025, adding approximately 52,000 residents in five years. Population increased by approximately 8,200 residents from 2024 to 2025 alone, extending the metro's recent growth trajectory. Continued population expansion strengthens the region's workforce, housing demand, consumer spending base, and commercial activity while supporting Tulsa's role as the primary metropolitan center for northeastern Oklahoma.

INDUSTRIAL + TECHNOLOGY BASE
AEROSPACE, MANUFACTURING + HIGH-TECH EMPLOYMENT

Tulsa has developed one of the region's most diversified industrial economies, supported by longstanding strengths in aerospace, energy, and manufacturing alongside growing technology and advanced-industry sectors. The Tulsa metro recorded a ±3.4% high-tech employment intensity, the highest share among Oklahoma metropolitan areas according to Tulsa Regional Chamber research. The same study found that new business formation reached 1,480 establishments, its highest level in more than a decade, with existing firms responsible for more than 74% of new job creation measured in the study. The region's employment base remains substantial. BLS data reported a Tulsa MSA civilian labor force of ±538,000 and employment of approximately 514,000 in June 2026, while manufacturing alone accounted for±53,400 jobs. Construction, healthcare, professional services, transportation, and other industries further diversify the regional workforce.

$1 ABSOLUTE AUCTION

EMPLOYMENT
±538,000-PERSON LABOR FORCE

The Tulsa MSA supports a large and diversified labor pool serving aerospace, manufacturing, construction, healthcare, professional services, transportation, energy, and technology employers. As of June 2026, the regional civilian labor force totaled 537,900, with ±513,600 employed residents. Tulsa's established employment base, workforce-development infrastructure, and continued corporate investment support additional economic growth across northeastern Oklahoma.

WORKFORCE + BUSINESS GROWTH
INVESTMENT SUPPORTING NEW EMPLOYMENT

Tulsa's regional economic-development strategy combines business recruitment, existing-industry expansion, workforce development, and talent retention. During 2025, Tulsa's Future engaged 950 representatives from employers, educational institutions, and workforce-training providers through regional talent initiatives. Combined with continued population growth and a large regional labor pool, these efforts reinforce Tulsa's position as the principal employment and commercial center serving northeastern Oklahoma.

Sources: U.S. Census Bureau (www.census.gov) | U.S. Bureau of Labor Statistics (www.bls.gov) | Tulsa Regional Chamber (www.tulsachamber.com) | Tulsa's Future (www.tulsachamber.com)
Note: Population figures are rounded. Labor force and employment data are seasonally adjusted.

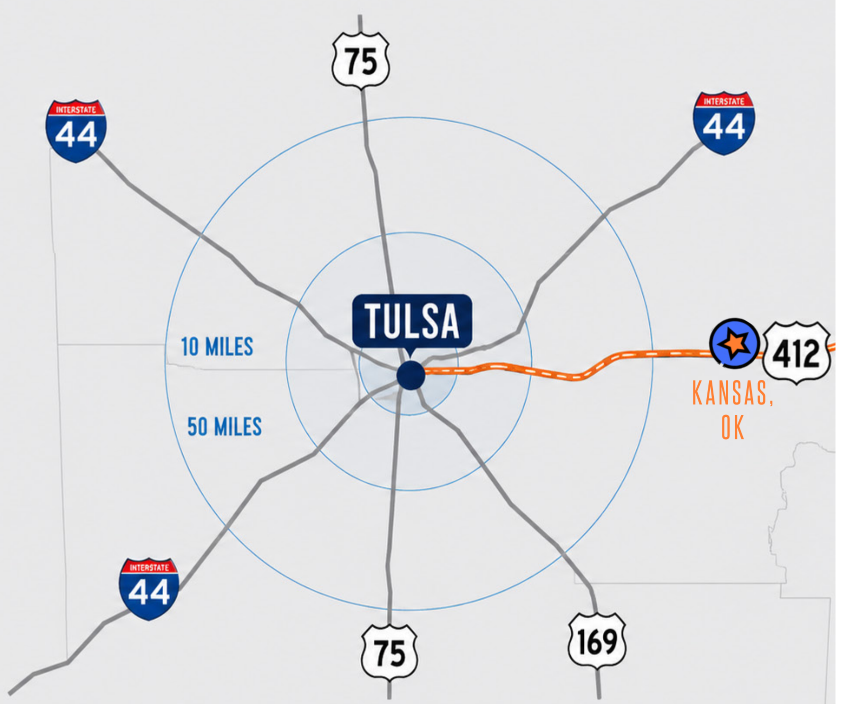
CONNECTED TO MAJOR MARKETS

INTERSTATE 44 – East–West Corridor to Oklahoma City and Texas Panhandle

U.S. HIGHWAY 412 – East–West Corridor to Northwest Arkansas and the Arkansas State Line

U.S. HIGHWAY 75 – North–South Corridor to Kansas and Oklahoma City

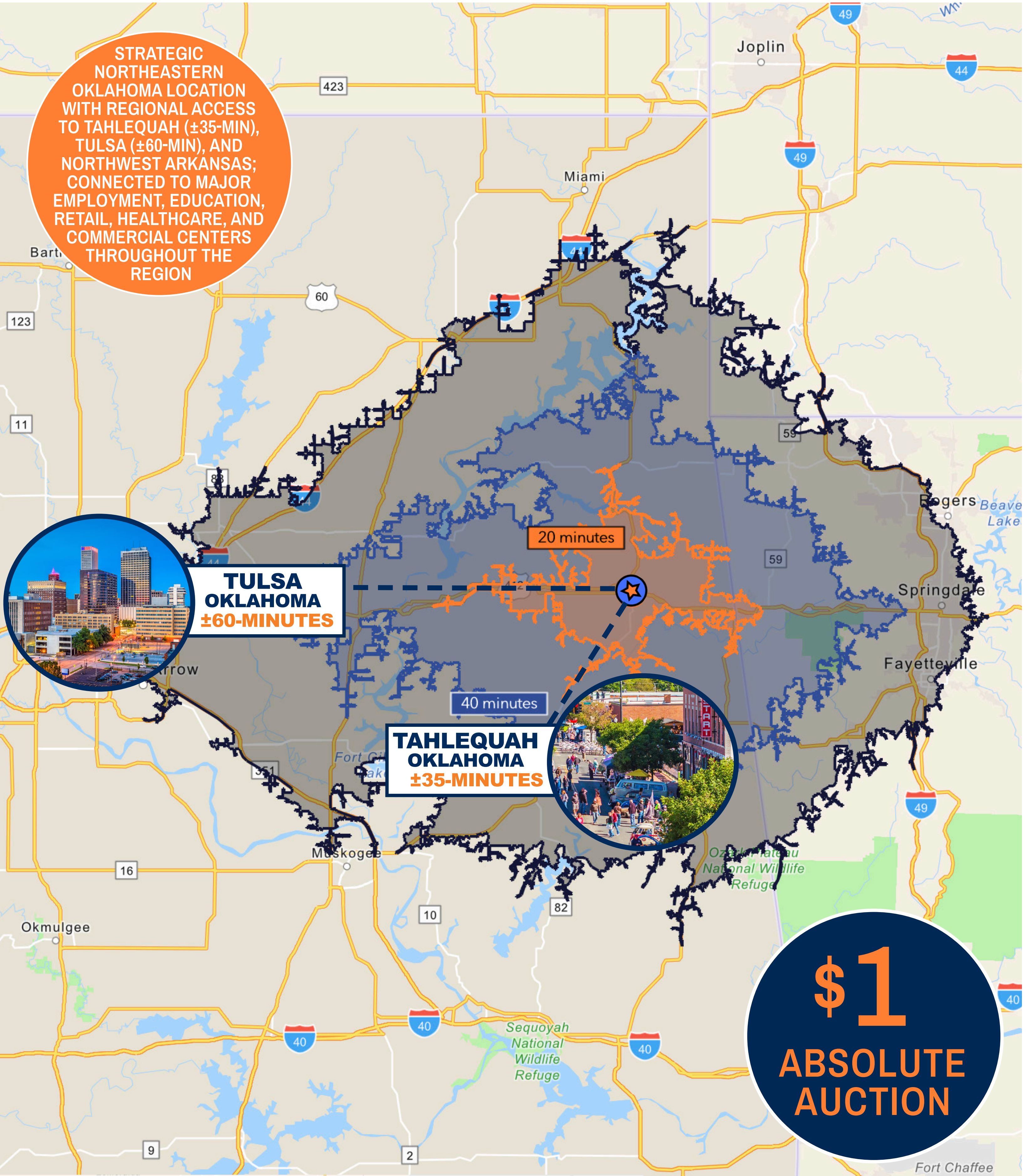
U.S. HIGHWAY 169 – North–South Corridor to Northwest Arkansas and Kansas



TULSA METRO BY THE NUMBERS

±1.069M	±538K	±514K	±53.4K	$7.3B+	2,639	±5.1%
METRO POPULATION (2025)	LABOR FORCE (2026)	EMPLOYED RESIDENTS (2026)	MANUFACTURING JOBS (2026)	CAPITAL INVESTMENT (2025)	NEW JOBS SUPPORTED (2025)	POPULATION GROWTH (2020–2025)
±52,000 residents added since 2020	Large regional workforce supporting diverse industries	Broad employment base across northeastern Oklahoma	Major regional manufacturing employment base	Generated with Tulsa's Future regional partners	Average annual salary exceeding $71,000	±1.017M to ±1.069M residents

TULSA, OK-KS DESIGNATED MARKET AREA
DRIVE TIME MAP (10, 20, 30-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
OCTOBER 19-21, 2026

FORMER DOLLAR GENERAL

KANSAS, OK

Households
In 2018, there were **1,500** households with an average size of **2.68** people per household.

Household expenditure is **$66,000** per year, with **$2,725** spent eating out, **$8,494** on transport and **$22,967** on retail.

Household Income
Disposable income averages **$52,436** per household or **$27,480** per capita.

An estimated **26.4%** households live below the poverty line while **3.2%** have $200,000 or more in disposable income.

Population
4,071 people live in the area, **2,039** men and **2,032** women.

With growth of **0.1%**, the population is expected to reach **4,084** by 2026.

Home Value
The median home value is **$145,833** with home ownership at **77.3%**.

Of the **1,863** homes **1,160** are owner occupied and **363** (**19.5%**) vacant.

Age
The median age is **41.7**.

21.3% are under 18, **61.1%** 18-65 and **17.5%** 65 or older.

KEY FACTS
- 4,071 — Population
- 41.7 — Median Age
- 2.7 — Average Household Size
- $74,461 — 2022 Average Household Income (Esri)

EDUCATION
- 8% — No High School Diploma
- 51% — High School Graduate
- 26% — Some College
- 15% — Bachelor's/Grad/Pr of Degree

BUSINESS
- 93 — 2026 Total Businesses (NAICS)
- 887 — 2026 Total Employees (NAICS)

EMPLOYMENT
- White Collar — 52%
- Blue Collar — 34%
- Services — 15%
- 2.3% — Unemployment Rate

INCOME
- $52,436 — Median Household Income
- $27,480 — Per Capita Income
- $160,629 — Median Net Worth

ANNUAL HOUSEHOLD SPENDING
- $1,559 — Apparel & Services
- $109 — Computers & Hardware
- $2,780 — Eating Out
- $5,651 — Groceries
- $5,974 — Health Care

ONLINE AUCTION

STARTING BID $1
FIRST BID MEETS RESERVE
AUCTION DATES: OCTOBER 19-21, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS
An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://marketplace.realinsight.com/legal-sale-terms). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE
Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION
Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://marketplace.realinsight.com/faq-bid-registration).

AUCTION DATE
The Auction end date is set for OCTOBER 19-21, 2026.

ABSOLUTE AUCTION
This will be an absolute auction and the Property will have a $1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (https://marketplace.realinsight.com/faq-bidding).

CLOSING
Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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TIM SPECK, BROKER OF RECORD
Marcus & Millichap
OK Lic #: 149994

Marcus & Millichap

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240203