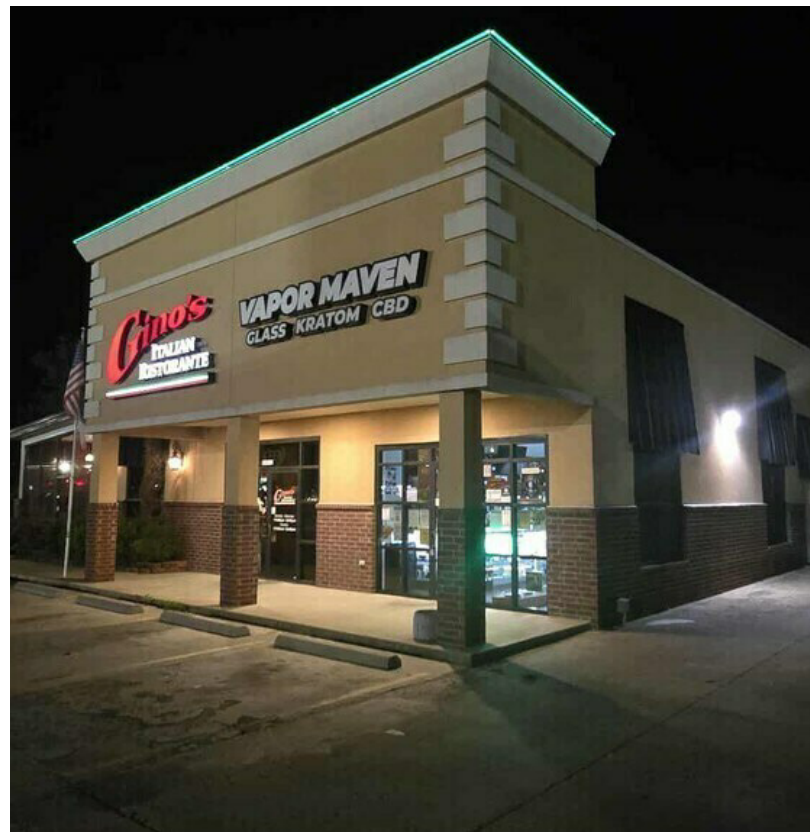


OFFERING MEMORANDUM - VILLA PLAZA



CHANDLER MOREAU

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Offering Memorandum presents 139 W Shawnee as a 9,500 SF modern retail center built in 2016 and positioned within one of Muskogee's strongest commercial corridors. The property includes three individual units and is currently 100% occupied, offering stable in-place income. Situated on a 41,859 SF lot, the center benefits from excellent frontage and visibility along W Shawnee Street, which carries a traffic count of 18,300 vehicles per day. The asset is offered at a price of \$1,660,000, equating to an attractive \$181 per square foot relative to newer construction retail in the market. Financials in the OM show an NOI of \$133,000 supported by \$163,000 in gross rental income and only \$30,000 in annual operating expenses. This income profile positions the property at an 8% cap rate and a strong projected first-year cash-on-cash return of 30%. The surrounding trade area is anchored by national retailers such as Walmart, Ross, T.J. Maxx, McDonald's, Red Lobster, Golden Corral, and Bricktown Brewery, all shown on the retailer map). Demographics within a five-mile radius include nearly 37,000 residents with average household incomes approaching \$63,000, reinforcing sustained retail demand. With FI zoning and a contemporary layout, the center is suited for a wide range of retail, restaurant, and service-based tenants seeking modern space in a high-traffic corridor). Overall, the Offering Memorandum highlights 139 W Shawnee as a stable, well-located retail asset with both immediate income and compelling long-term value-add potential in a growing regional market.

OFFERING SUMMARY

Sale Price:	\$1,660,000
Number of Units:	3
Lot Size:	41,859 SF
Building Size:	9,500 SF
In-Place NOI:	\$132,986.00
Cap Rate:	8.01%
Traffic Count:	18,300 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	732	10,284	15,093
Total Population	1,806	25,448	36,928
Average HH Income	\$49,002	\$60,528	\$62,981

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RETAILER MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$1,660,000
SF	9,500 SF
Price per SF	\$181
CAP Rate	8.01%
Cash-on-Cash Return (yr 1)	29.55%

OPERATING DATA

Gross Rental Income	\$162,986
Operating Expenses (Taxes, Insurance, CAM)	\$30,000
Net Operating Income after Expenses (NOI)	\$132,986

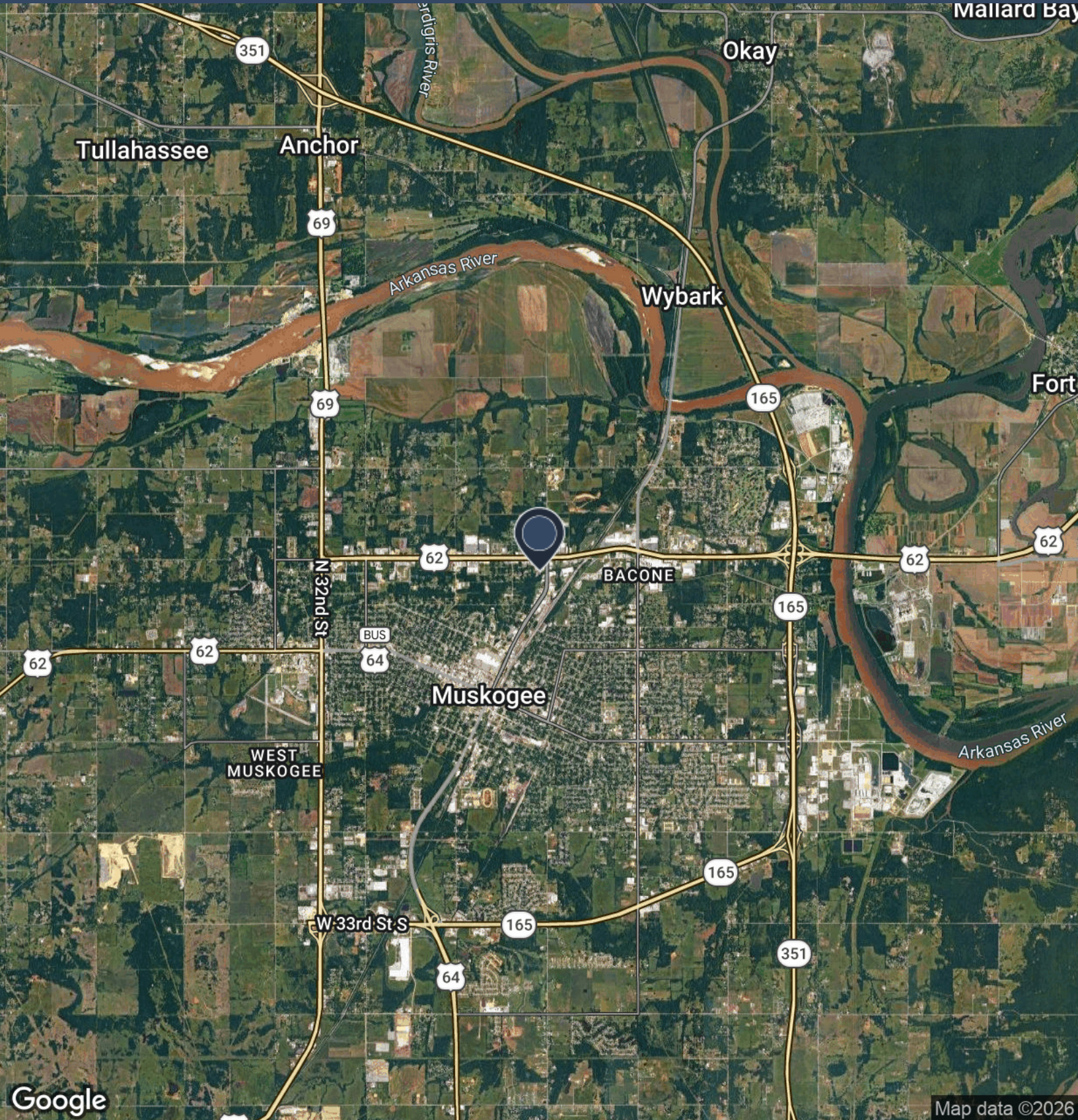
INCOME & EXPENSES

INCOME SUMMARY	
GROSS INCOME	\$162,986
EXPENSES SUMMARY	
OPERATING EXPENSES	\$30,000
NET OPERATING INCOME	\$132,986

RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	State Farm	3,400 SF	\$11.33	\$38,522	9/1/2022	8/31/2027
D	Vapor Maven	1,200 SF	\$28.75	\$34,500	7/19/2023	7/18/2028
C	Uncle Paco's Mexican Grill	4,900 SF	\$18.36	\$89,964	5/1/2026	4/30/2029
-	-	-	-	-	-	-
-	-	-	-	-	-	-
TOTALS		9,500 SF		\$162,986		

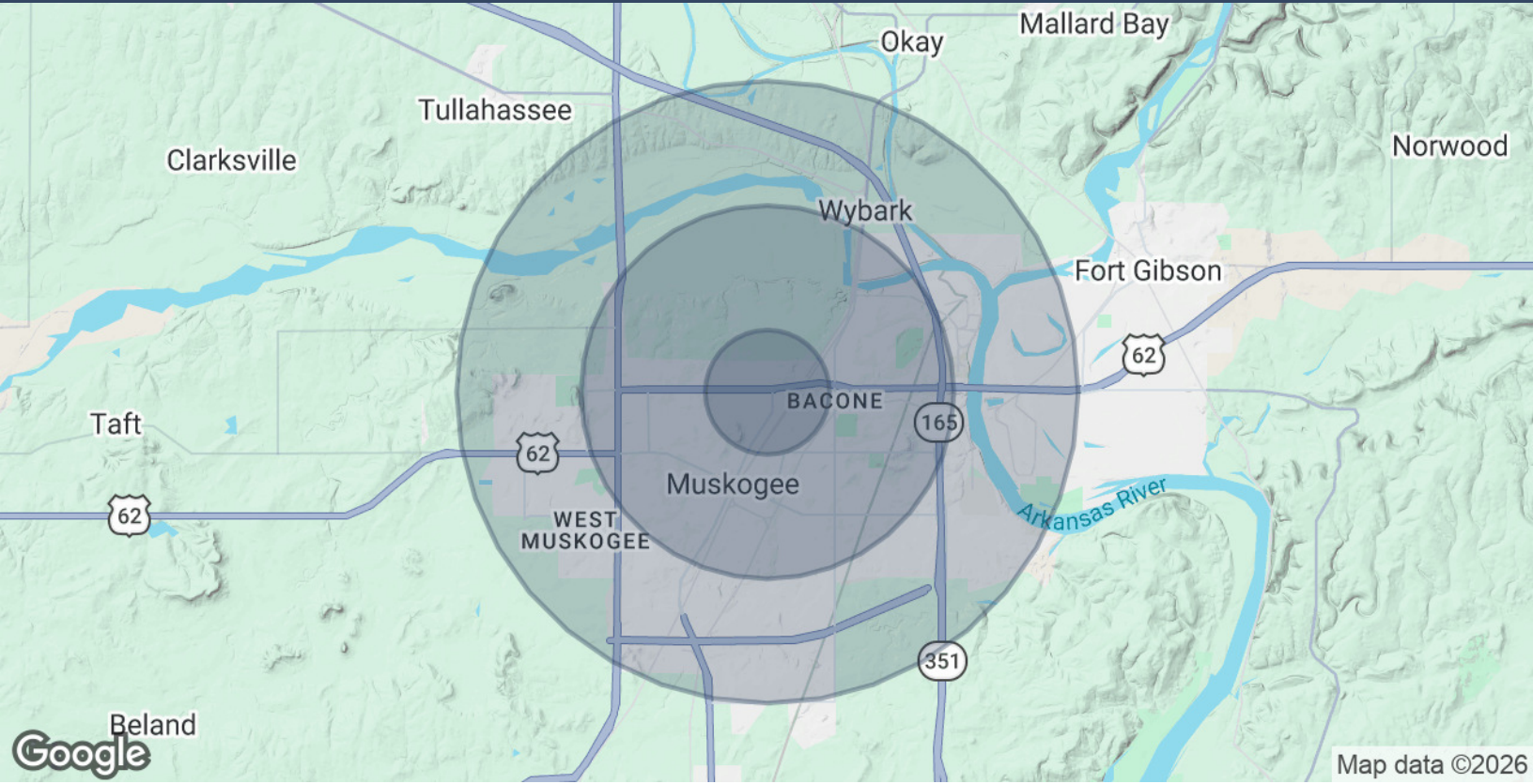
AERIAL MAP



Google

Map data ©2026

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,806	25,448	36,928
Average Age	37	40	41
Average Age (Male)	35	39	39
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	732	10,284	15,093
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$49,002	\$60,528	\$62,981
Average House Value	\$169,778	\$140,575	\$151,943

2020 American Community Survey (ACS)