

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	20,000 SF
Available SF:	1,400 - 9,000 SF
Number of Units:	7

PROPERTY OVERVIEW

WALMART SHADOW CENTER with cross access. Join Dollar Tree and T-Mobile. Situated on the north side of town about 1 mile west of the region's main economic driver - Seaboard Foods.

Located on US Highway 64, the town's main arterial north/south road.

Landlord opening to combining suites as market demands.

MARKET HIGHLIGHTS

- The city's largest employer, Seaboard, operates at double shift capacity with 3,100 employees having an annual payroll excess of \$94 million.
- Oklahoma Panhandle State University is located nearby in Goodwell, OK.
- Spaces for lease in Pioneer Plaza, a new, multi-use, 20 acre site next to Walmart
- County seat of Texas County
- Rapidly growing city and regional markets due to employment increases in wind energy, gaming and meat processing.

troy@creekcre.com
405.219.7500
TROY HUMPHREY

ADDITIONAL PHOTOS



troy@creekcre.com
405.219.7500
TROY HUMPHREY

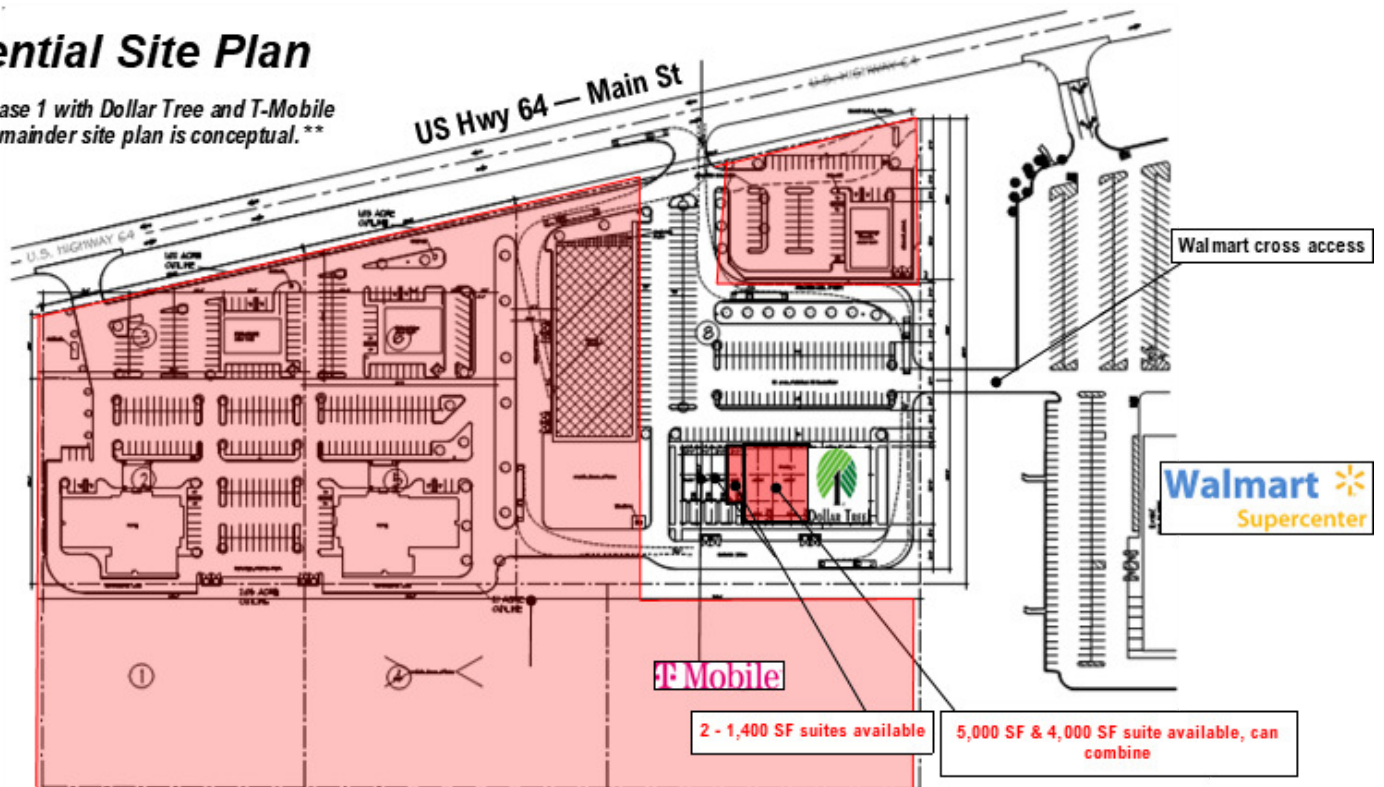
RETAILER MAP



PIONEER PLAZA SITE PLAN- CONCEPTUAL

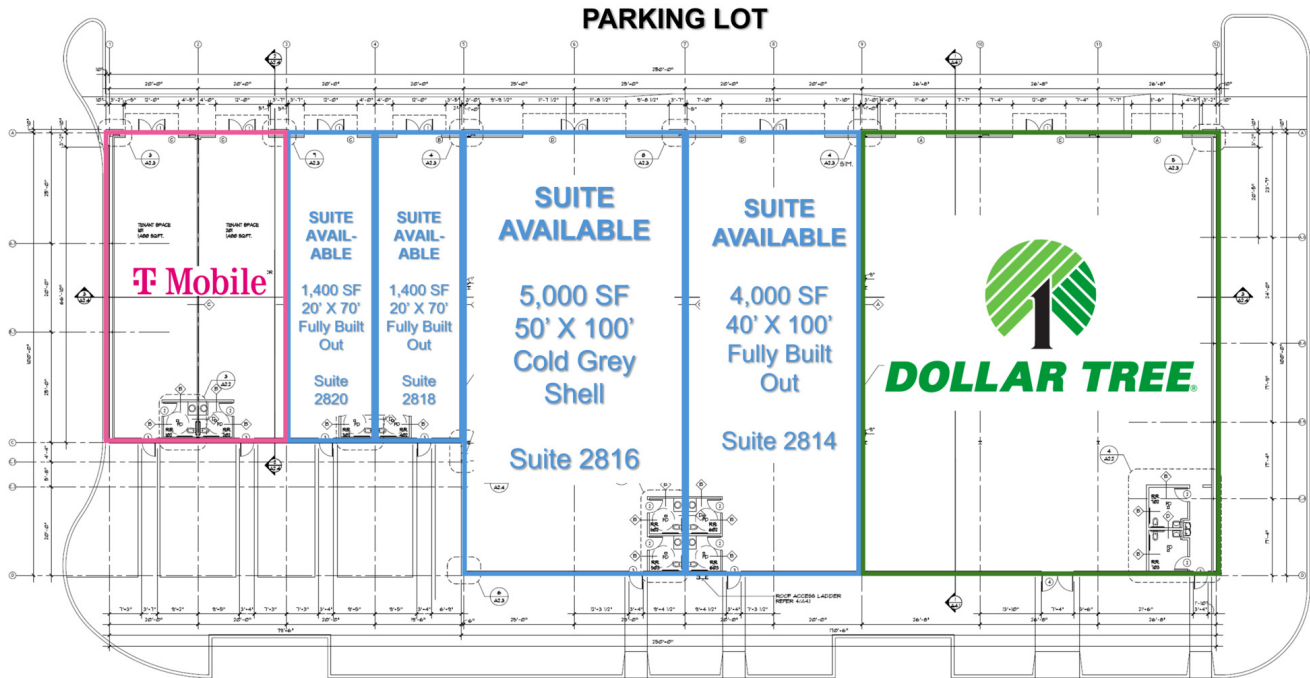
Potential Site Plan

**** Only have 1 with Dollar Tree and T-Mobile exist. Remainder site plan is conceptual. ****



troy@creekcre.com
405.219.7500
TROY HUMPHREY

LEASE SPACES



LEASE INFORMATION

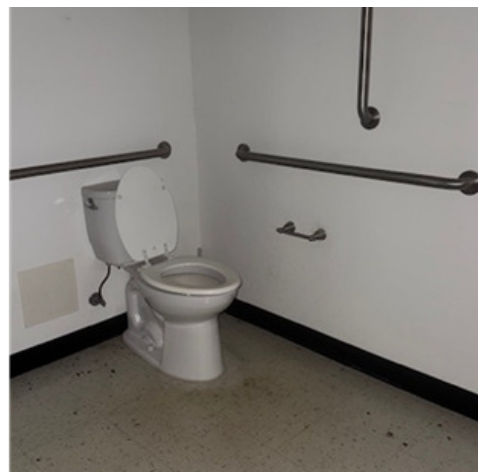
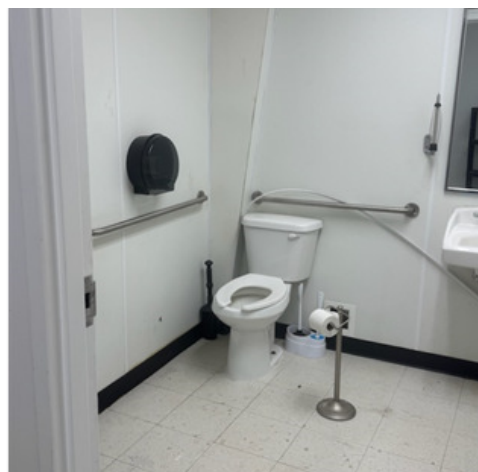
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 5,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2814 US Highway 64	Available	4,000 SF	NNN	Negotiable	Fully built out suite ready for tenant to move in or remodel to its liking. Adjacent to Dollar Tree. Nearly 40 ft of storefront glass. 11' ceiling grid height.
2816 US Highway 64	Available	5,000 SF	NNN	Negotiable	Cold grey shell condition, ready for tenant to build out per their requirement. Utilities stubbed to Premises.
2818 US Highway 64	Available	1,400 SF	NNN	Negotiable	Fully built out suite, open area floor plan with a back storage room and bathroom. Can be modified to join either adjacent suite.
2820 US Highway 64	Available	1,400 SF	NNN	Negotiable	Fully built out suite, ready for fresh paint and flooring. Open floor plan but for back storage room and bathroom. Suite can be combined with 2818 to make 4,800 square feet.

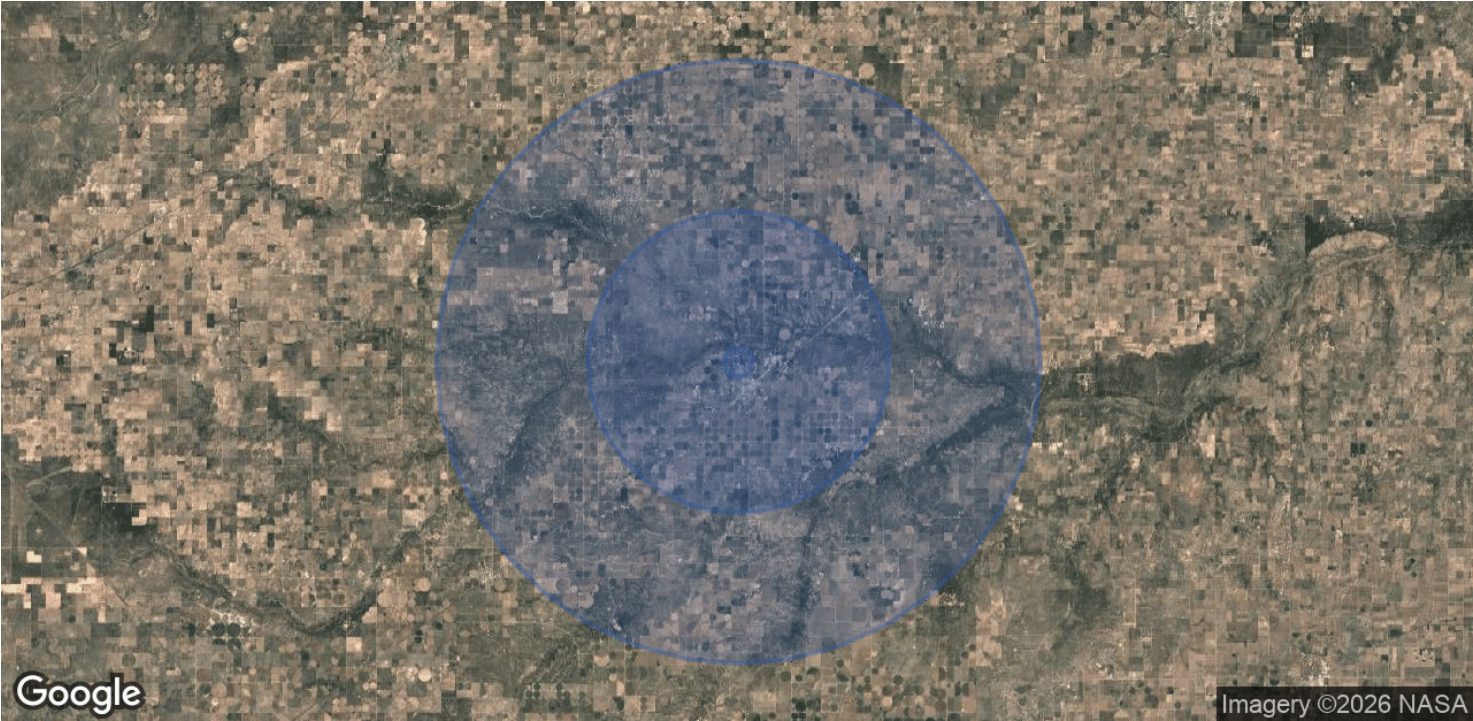
troy@creekcre.com
405.219.7500
TROY HUMPHREY

VACANT SUITES - 2816, 2818, 2820



troy@creekcre.com
405.219.7500
TROY HUMPHREY

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	20 MILES
Total Population	2,511	14,902	17,735
Average Age	37	34	35
Average Age (Male)	35	34	34
Average Age (Female)	39	35	35

HOUSEHOLDS & INCOME	1 MILE	10 MILES	20 MILES
Total Households	877	4,963	5,973
# of Persons per HH	2.9	3	3
Average HH Income	\$67,789	\$62,208	\$63,854
Average House Value	\$166,782	\$167,565	\$168,556

Demographics data derived from AlphaMap

troy@creekcre.com
405.219.7500
TROY HUMPHREY