

4300 W ROGERS BLVD

4300 West C Rogers Boulevard
Skiatook, OK

OFFERING MEMORANDUM





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SUBMISSIONS

OFFERING PROCEDURE

Offers will be responded to upon receipt. Any initial offer should be submitted in the form of a non-binding letter dictating specific terms, including (1) purchase price, (2) amount of earnest money, (3) length of due diligence and (4) financing timeframe. Additionally, all offers must be accompanied by the purchasers' qualifications to close the transactions.

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DISCLAIMER/CONFIDENTIALITY STATEMENT

The material contained in the offering memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property described herein, and is not to be used for any other purpose or made available to any other person without the express written consent of SVN Oak Realty Advisors. The information contained herein has been obtained from sources that we deem to be reliable, and we have no reason to doubt its accuracy. However, neither the seller, broker or any related entity make any warranty or representation, expressed or implied, as the accuracy or completeness of the information contained herein, included but not limited to, financial information and projections, and any engineering and environmental information. Prospective purchasers should make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the property, including such engineering inspections as they deem necessary to determine the condition of the property and the existence or absence of any potential hazardous materials used in the construction or maintenance of the buildings or located at the land site, included but not limited to, lead-based products (for compliance with "target housing" regulation for multifamily housing constructed prior to 1978), asbestos, etc. Broker represents seller in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

4300 W ROGERS BLVD

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EXECUTIVE SUMMARY

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SVN Oak Realty Advisors is pleased to present this value-add retail opportunity, located at 4300 West C Rogers Boulevard in Skiatook, Oklahoma. This 3,245-square-foot free-standing retail building offers a compelling value-add investment opportunity. The property features an impeccably maintained facility that was fully renovated in 2020, with significant upside potential through the lease-up of the currently vacant structure and strategic development of the site.

The strategic business plan focuses on the immediate lease-up of the **100%** vacant building, which currently supports the operational layout for a dispensary, processing, and grow facility. Additional value creation is driven by a **0.7-acre** adjacent surplus parcel, providing the physical footprint required for a food court or additional leasable retail and industrial build-out.

4300 West C Rogers Boulevard offers a highly attractive opportunity for investors looking for significant upside and long-term value appreciation. The investment is further enhanced by its strategic location on State Highway 20 and the current moratorium on new OMMA licenses, creating a distinct competitive advantage for cannabis-related operations. The property's modern amenities and planned development potential position this asset as a strong performer in the Skiatook commercial market.

3,245 SF
BUILDING SIZE

0.7 Acres
SURPLUS LAND

3,245 SF
AVAILABLE SF

1977/2020
YEAR BUILT / RENOVATED

4300 W ROGERS BLVD

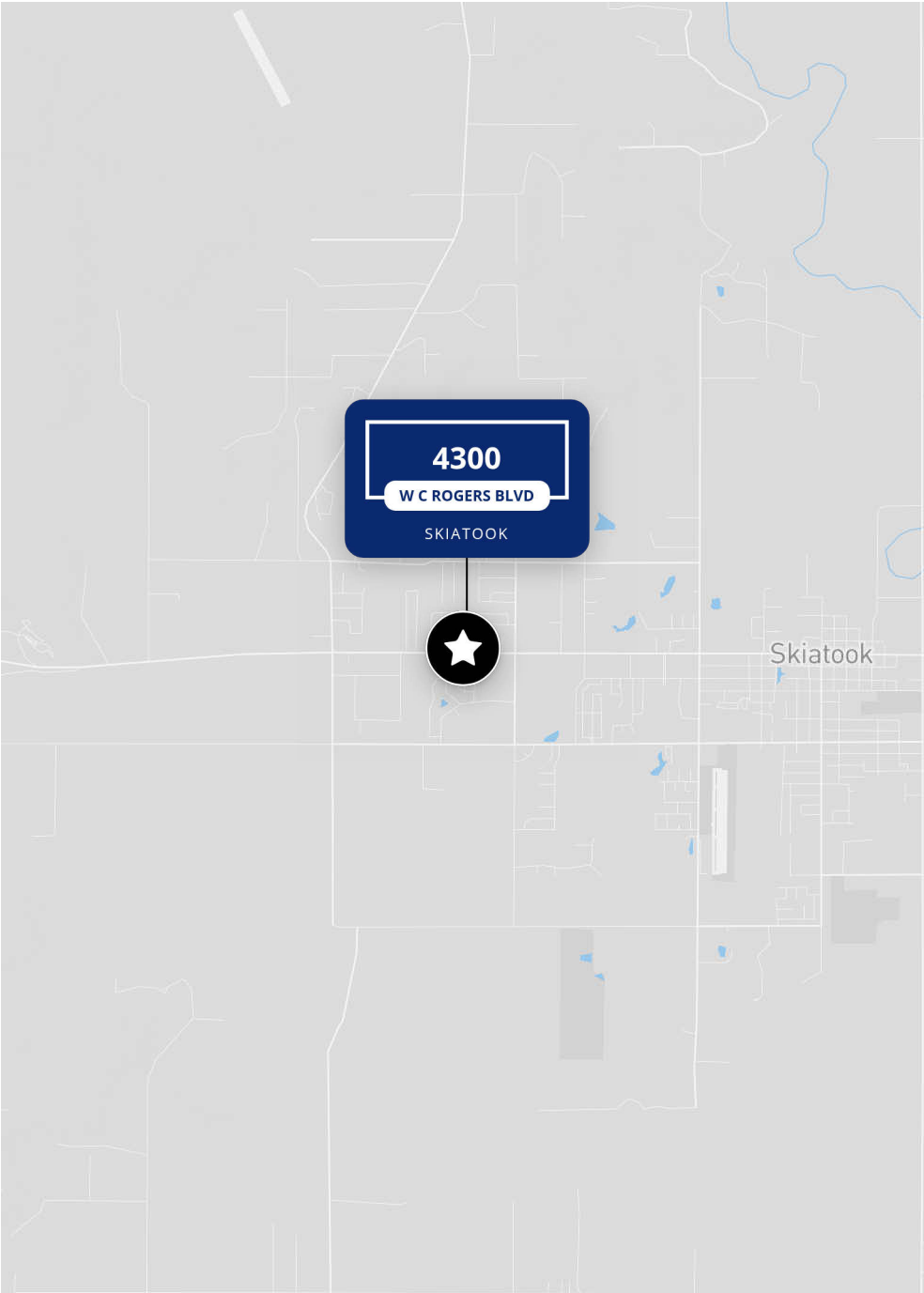
SKIATOOK | OK

PROPERTY OVERVIEW

PROPERTY DETAILS

Property Detail

Address	4300 W C Rogers Blvd
Asset Class	Single-Tenant Retail
Building Size	3,245 SF
Total Lot Size	1.74 Acres
Surplus Land	0.7 Acres
Year Built / Renovated	1977 / 2020
Zoning	Commercial General



INVESTMENT HIGHLIGHTS



Value-Add Potential

The 100% vacant 3,245 SF retail building presents an immediate lease-up opportunity. Situated on a 1.74-acre lot, the property includes a 0.7-acre surplus land parcel, allowing investors to drive significant value through strategic tenant placement and expansion.



Highway 20 Frontage

Benefiting from direct frontage on State Highway 20, the property captures 15,500 vehicles per day. This highly trafficked east-west commuter corridor ensures maximum visibility for retail tenants and connects the site to the broader Tulsa metro.



Gateway to Attractions

Positioned as a critical commercial waypoint, the site intercepts traffic heading to major regional destinations. It sits just 1.3 miles from the Osage Casino and serves as a final stop for outdoor enthusiasts traveling westbound toward Skiatook Lake.



Development Opportunity

The 0.7-acre surplus parcel provides a clear pathway for expansion. Zoned Commercial General, this adjacent land offers the ideal physical footprint to build a food court or additional leasable retail space to capture growing demand.



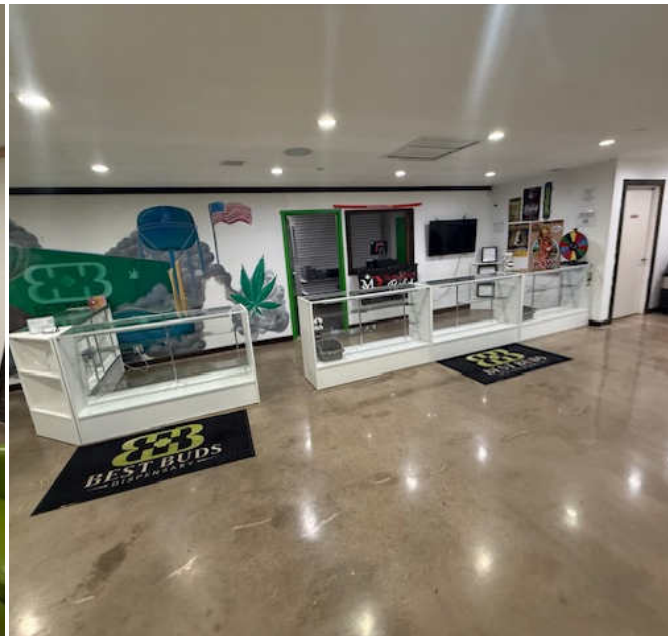
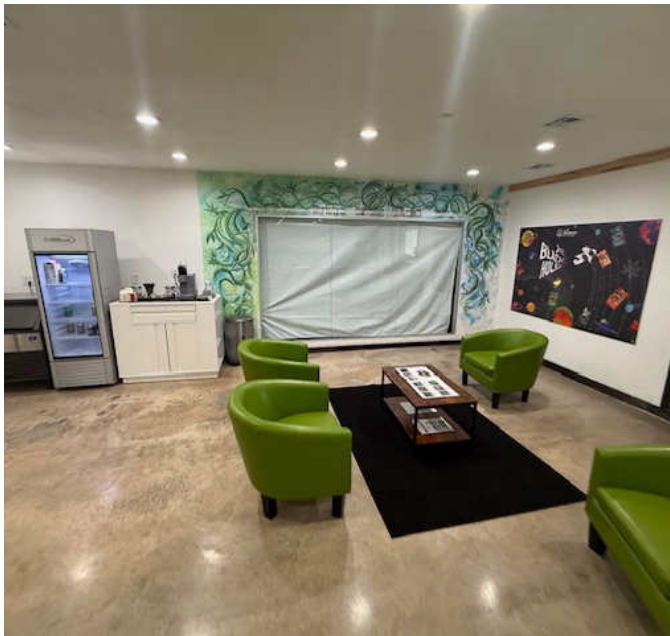
Modern Renovated Facility

Originally built in 1977, the 3,245 SF freestanding building underwent a full renovation in 2020. The impeccably maintained structure features modern amenities and an operational layout ready to support immediate commercial use.

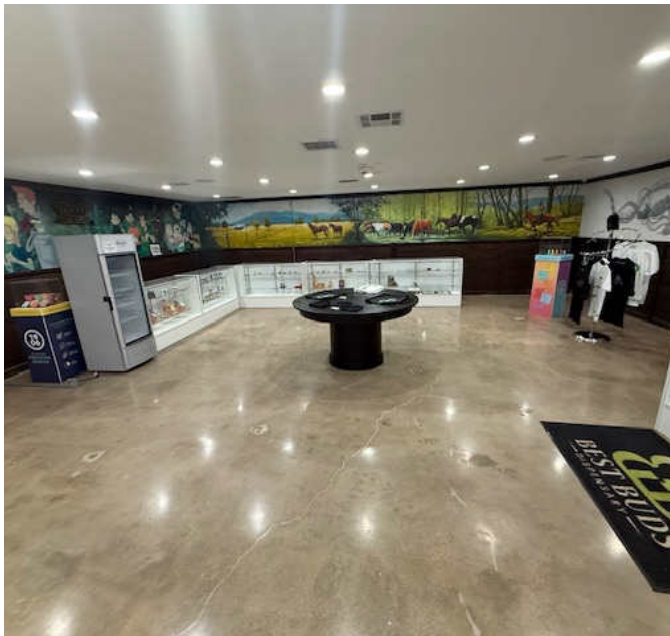
PROPERTY PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



4300
WEST C ROGERS BOULEVARD
SKIATOOK, OK

W RED CORN DR



W C ROGERS BLVD



4300 W ROGERS BLVD

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MARKET OVERVIEW

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Skiatook's strategic positioning as the Gateway to the Osage and strong regional connectivity support durable retail demand. The local consumer base is expanding rapidly, with the city's population projected to reach 8,923 residents by 2026—a 7.45% increase since the 2020 census. This steady organic growth is supported by a young median age of 36.5 years, reflecting a core consumer profile that drives sustained neighborhood retail demand along primary commercial corridors.

Resident purchasing power within the immediate area is strong, anchored by a median household income of \$57,480 and a broader ZIP code average of \$63,777. Market fundamentals remain robust, with the Skiatook retail submarket recording a positive net absorption of 125,057 square feet in the second half of 2024. Although broader Tulsa metro retail vacancy sits at 3.98% due to big-box restructuring, neighborhood retail demand remains highly resilient and well-positioned to capture the 15,500 vehicles traveling daily along State Highway 20.

Economic and development metrics signal a stable municipal environment with meaningful long-term depth. Median property values experienced an impressive 8.3% year-over-year growth, reaching \$182,600 in 2024. The economic outlook is further anchored by outdoor tourism from nearby Skiatook Lake and the Osage Casino, creating consistent seasonal foot traffic. Combined with over \$2.5 million allocated for municipal capital and road improvements, these fundamentals support a compelling investment backdrop, particularly as new multi-family developments increase residential density and capture demand from the expanding Tulsa metro.

3.98%
Tulsa Metro Vacancy

\$131
Avg. Retail Price/SF

\$57,480
Median HH Income

1.12%
Local Pop. Growth

LOCAL GROWTH DRIVERS



Gateway to Skiatook Lake

Skiatook serves as the primary gateway to Skiatook Lake, a premier destination for boating and outdoor recreation. This positioning captures significant tourism traffic, driving consistent seasonal demand for retail goods and services from thousands of annual regional visitors.



Highway 20 Frontage

State Highway 20 serves as a primary commercial corridor, recording an average daily traffic count of 15,500 vehicles. This high-volume thoroughfare ensures exceptional visibility, capturing commuters traveling across the broader region.



Future Residential Growth

An approved 69-acre multi-family development on Highway 20 East signals future residential density increases. This planned expansion will add a significant built-in customer base along the main thoroughfare, driving long-term local retail demand.



Osage Casino Access

Located just 1.3 miles from the Osage Casino Hotel, the local retail corridor benefits from a major entertainment draw. The casino's 24/7 operations generate a continuous flow of patrons and employees, providing a highly reliable and consistent source of daily consumer traffic.



Nearby Retail Anchors

The commercial corridor is anchored by major national tenants, including a Walmart Supercenter and Sonic. This established retail concentration draws a high volume of shoppers, creating a synergistic environment that supports sustained consumer spending and local business growth.



Tulsa Metro Access

Located 15 minutes from Downtown Tulsa, the market benefits from seamless regional connectivity. Direct access via US Highway 75 connects businesses to a population of over 319,000 people within a 45-minute drive, successfully combining a lower-cost operating environment with access to a major metropolitan workforce and expanding customer base.

DEMOGRAPHICS

Demographic Summary

Population	1 Mile	3 Mile	10 Mile
Total Population	602	1,505	3,441
Average Age	37	37	38
Average Age (Male)	35	35	36
Average Age (Female)	39	39	39
Households			
Total Households	203	511	1,200
# of Persons Per HH	3	2.9	2.9
Average HH Income	\$61,483	\$64,838	\$78,274
Average House Value	\$190,151	\$190,120	\$198,633

Demographics data derived from AlphaMap



AMENITIES MAP



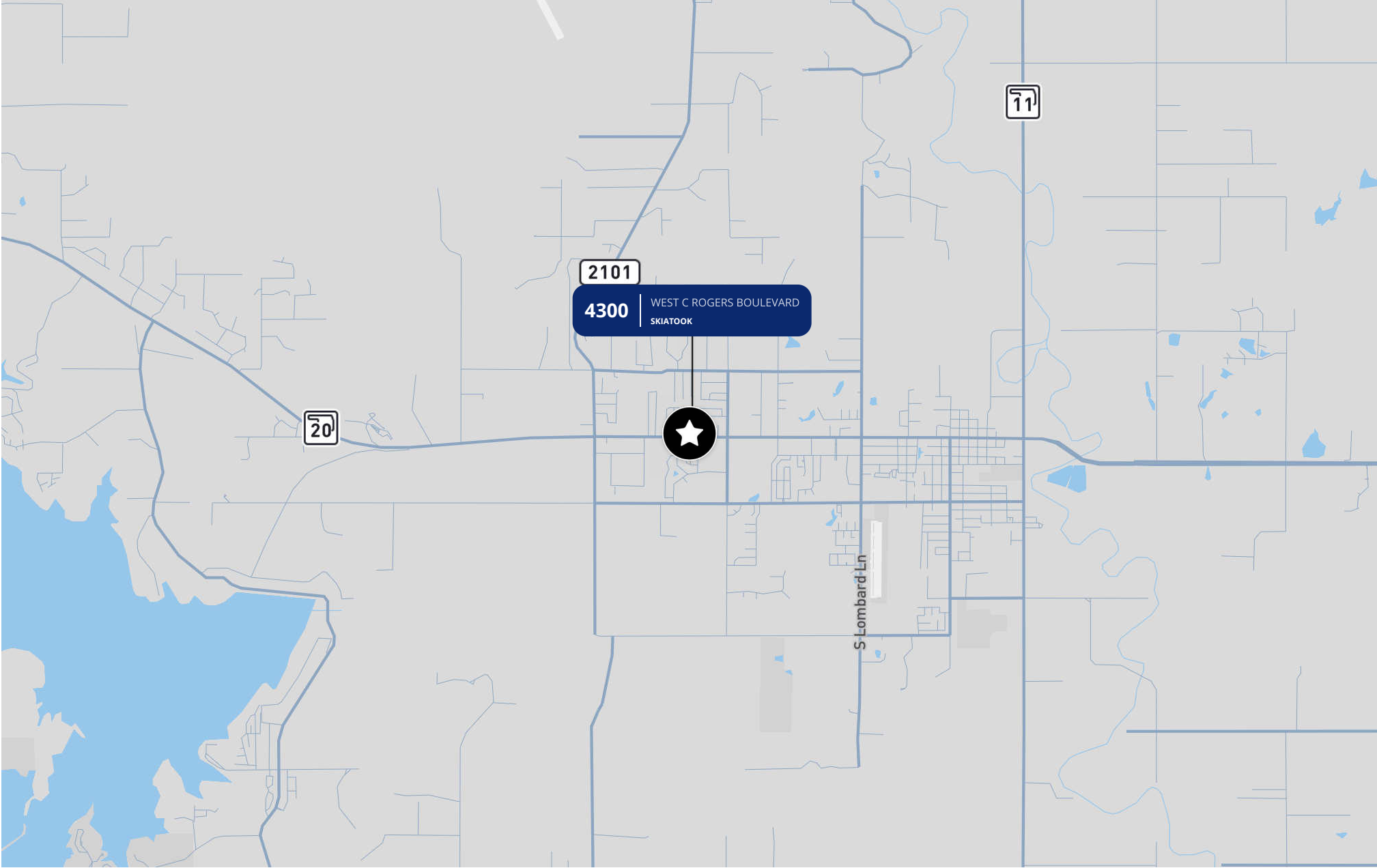
MAJOR EMPLOYERS



The property is strategically located within the economic orbit of the Tulsa metropolitan area, which is distinguished by a diverse and resilient employment base. The local economy is firmly anchored by non-cyclical sectors such as healthcare, represented by major institutions including Saint Francis Hospital, Hillcrest Medical Center, and Ascension St. John Medical Center. This medical nexus provides a substantial and stable source of employment. Further bolstering the market is a significant presence from the aerospace industry, with American Airlines' maintenance base serving as a key source of high-wage jobs. Additionally, the considerable economic influence of Cherokee Nation Businesses and corporate anchors like One Williams Center contributes to a multifaceted employment landscape, ensuring sustained housing demand and a durable tenant profile for assets in the surrounding communities.

Employer	Industry	Employees	Distance
Saint Francis Health System	Healthcare	12,000	30.8 mi
Cherokee Nation Businesses	Government/Gaming	10,000	31.2 mi
American Airlines	Aerospace & Defense	5,500	22.0 mi
Hillcrest HealthCare System	Healthcare	5,250	24.3 mi
Ascension St. John	Healthcare	5,250	24.8 mi
Williams Companies	Energy	4,800	18.4 mi

TRANSPORTATION MAP





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