

LAND FOR SALE, BUILD TO SUIT OR GROUND LEASE

Rockwell b/t Memorial & 150th Street, Oklahoma City, OK 73142



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# LAND FOR SALE, B.T.S OR GROUND LEASE

## Table of Contents



|                                |           |
|--------------------------------|-----------|
| <b>1. PROPERTY INFORMATION</b> | <b>3</b>  |
| Executive Summary              | 4         |
| Additional Photos              | 5         |
| <b>2. LOCATION INFORMATION</b> | <b>6</b>  |
| Regional Map                   | 7         |
| Location Maps                  | 8         |
| Aerial Map                     | 9         |
| <b>3. DEMOGRAPHICS</b>         | <b>10</b> |
| Demographics Report            | 11        |
| Demographics Map               | 12        |
| <b>4. ADVISOR BIOS</b>         | <b>13</b> |
| Retail Investment Team Bio     | 14        |

This Offering Memorandum was prepared by Price Edwards & Company ("Broker") on behalf of Owner, and is confidential and furnished to prospective purchasers of the property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Offering Memorandum is intended solely to assist prospective purchasers in their evaluation of the property and their consideration of whether to purchase the property. It is not to be used for any other purpose or made available to any other person without the prior written consent of Price Edwards & Company. This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Owner/Broker and their sources. Financial projections are provided as a reference and are based on assumptions made by Owner/Broker and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. This Offering Memorandum was prepared on the basis of information available to the Owner and Broker in connection with the sale of the property. It contains pertinent information about the property and the surrounding area but does not contain all the information necessary for a complete evaluation of the property. Although the information contained in this Offering Memorandum is believed to be accurate and reliable, neither the Owner nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the property will be sold on an "as-is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the property.

Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Owner or Broker. Neither Owner nor Broker nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. The Owner expressly reserves the right, in its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party at any time, with or without notice. The Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered and any and all conditions to the Owner's obligations thereunder have been fully satisfied or waived. The Owner is responsible for any commission due to Broker in connection with the sale of the property. The Owner shall not be responsible for any commission claimed by any other agent or Broker in connection with a sale of the property. No other party, including the Owner's Broker, is authorized to make any representation or agreement on behalf of the Owner. This Memorandum remains the property of the Owner and its Broker and may be used only by parties approved by the Owner and its Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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SECTION 1

# PROPERTY INFORMATION



# LAND FOR SALE, B.T.S OR GROUND

## LEASE Executive Summary



### OFFERING SUMMARY

|                     |                                    |
|---------------------|------------------------------------|
| Sale Price:         | \$1,056,765                        |
| Price / SF:         | \$10.00                            |
| Lot Size:           | 2.43 Acres<br>Seller Will Divide   |
| Lease Availability: | Build to Suite and<br>Ground Lease |

### PROPERTY OVERVIEW

The subject property is located on Rockwell south of 150th between Memorial Road. The Sonic anchored parcels are pad ready with all utilities and dirt work completed. The area has show some significant grow in the past five years with two large multi-family complexes along with major retailers investing in the area. Within a mile, there is planned two large scale big box retail developments, one including Super Walmart. Paycom has recently purchased land to have an ingress/egress point on Rockwell.

### PROPERTY HIGHLIGHTS

- Growing Retail Corridor
- Walmart Supercenter planned nearby
- Less than one mile from Memorial Road/Kilpatrick Turnpike

### DEMOGRAPHICS

|                   | 1 MILE    | 5 MILES  | 10 MILES |
|-------------------|-----------|----------|----------|
| Total Households  | 667       | 33,915   | 149,654  |
| Total Population  | 1,763     | 82,082   | 360,352  |
| Average HH Income | \$148,939 | \$87,164 | \$71,877 |

|            |                     |
|------------|---------------------|
| Market:    | Oklahoma City Metro |
| Submarket: | Northwest           |

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# LAND FOR SALE, B.T.S OR GROUND LEASE

Additional Photos



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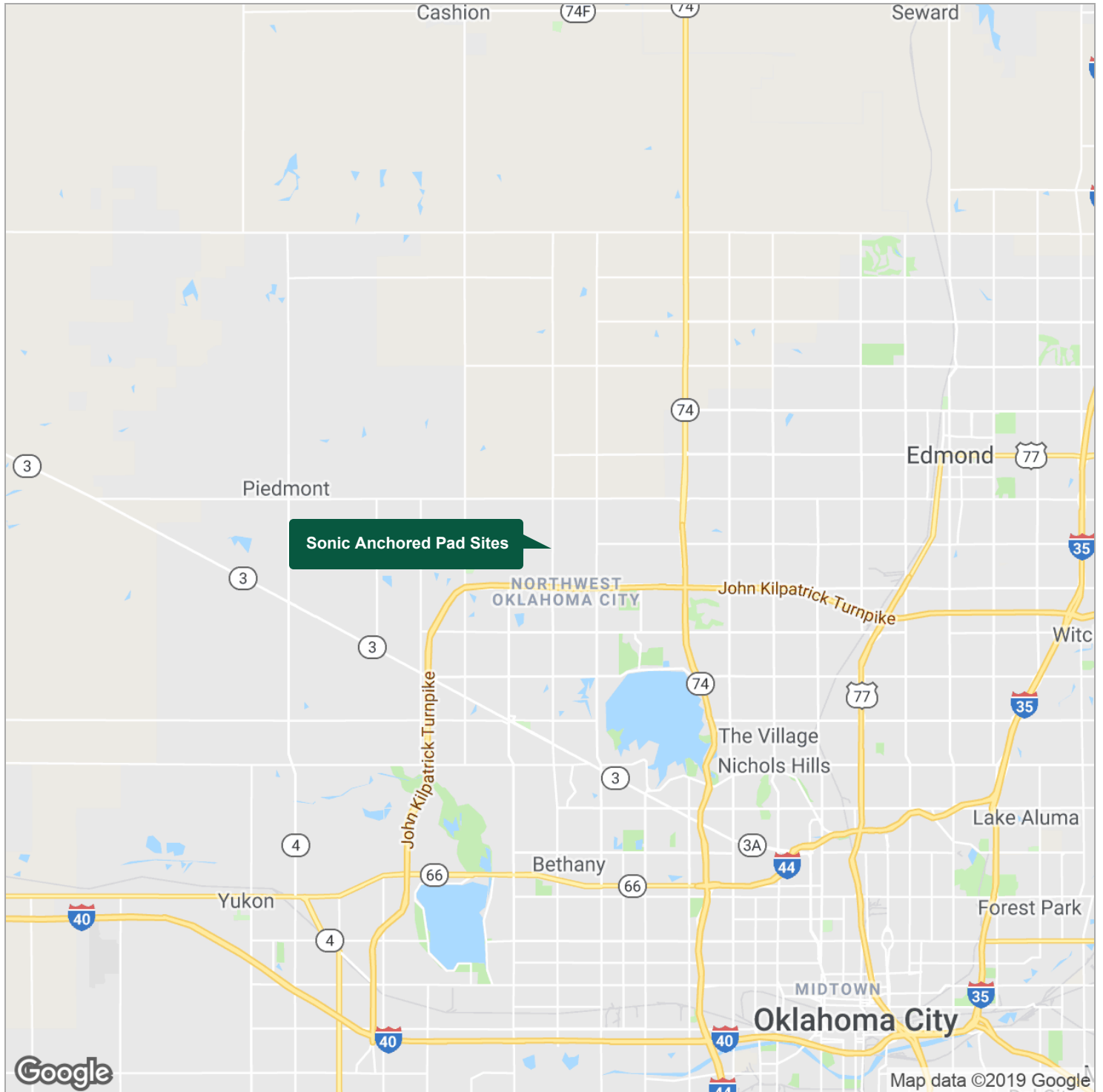
SECTION 2

# LOCATION INFORMATION



# LAND FOR SALE, B.T.S OR GROUND

## LEASE Regional Map



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Location Maps



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# LAND FOR SALE, B.T.S OR GROUND LEASE Aerial Map



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SECTION 3

2,426 Ac.

# DEMOGRAPHICS



Google

# LAND FOR SALE, B.T.S OR GROUND LEASE Demographics Report



|                      | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|---------------|----------------|-----------------|
| Total population     | 1,763         | 82,082         | 360,352         |
| Median age           | 35.1          | 39.2           | 36.5            |
| Median age (Male)    | 34.6          | 37.1           | 35.2            |
| Median age (Female)  | 36.1          | 40.5           | 37.8            |
|                      | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total households     | 667           | 33,915         | 149,654         |
| Total persons per HH | 2.6           | 2.4            | 2.4             |
| Average HH income    | \$148,939     | \$87,164       | \$71,877        |
| Average house value  | \$198,364     | \$195,406      | \$183,433       |

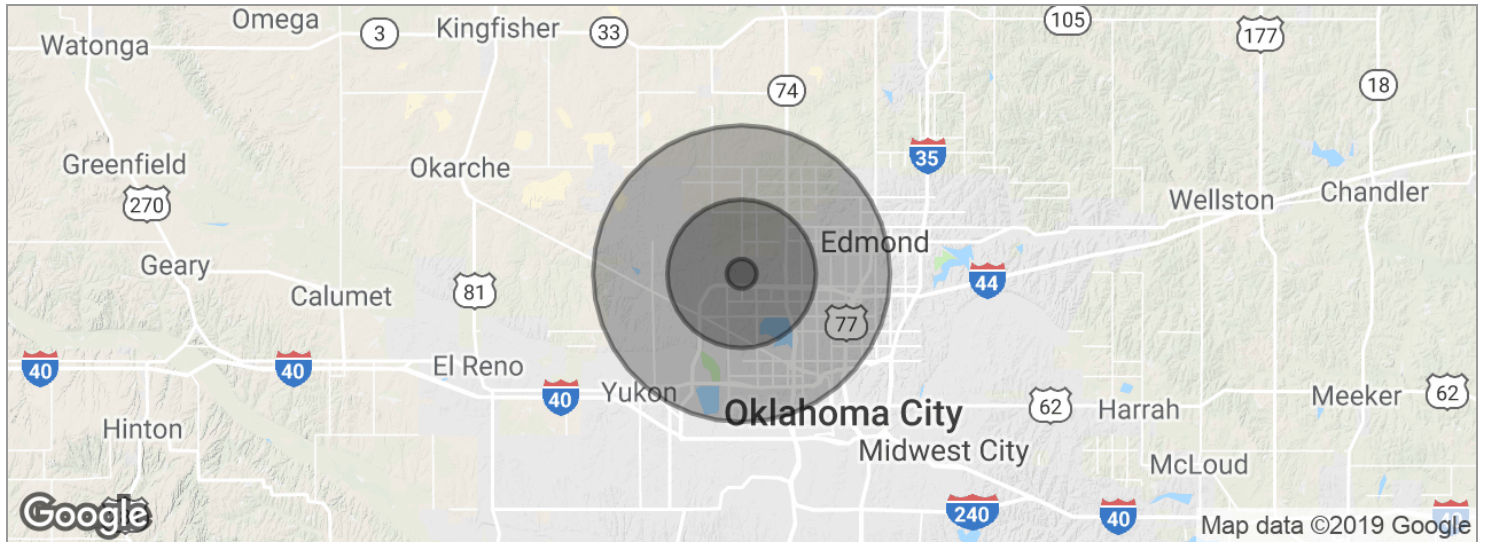
\* Demographic data derived from 2010 US Census

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# LAND FOR SALE, B.T.S OR GROUND LEASE Demographics Map



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total population               | 1,763         | 82,082         | 360,352         |
| Median age                     | 35.1          | 39.2           | 36.5            |
| Median age (Male)              | 34.6          | 37.1           | 35.2            |
| Median age (Female)            | 36.1          | 40.5           | 37.8            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total households               | 667           | 33,915         | 149,654         |
| # of persons per HH            | 2.6           | 2.4            | 2.4             |
| Average HH income              | \$148,939     | \$87,164       | \$71,877        |
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SECTION 4

2,426 Ac.

# ADVISOR BIOS



Google



# Retail Investment Team

Paul Ravenscraft

Phillip Mazaheri, CCIM

George Williams, CCIM



**CHAINLINKS**  
RETAIL ADVISORS

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

# Retail Investment Team

Paul Ravencraft, Phillip Mazaheri CCIM, and George Williams

## Specialties

- Investment Sales
- Retail Center Sales
- User Sales
- Land Sales
- Retail Leasing



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Website: [www .retailoklahoma.com](http://www.retailoklahoma.com)

Paul Ravencraft, Phillip Mazaheri, CCIM (Certified Commercial Investment Member) and George Williams, CCIM are the Retail Investment Team for Price Edwards & Company. Our Team has closed over \$370,000,000 in investment sales, totaling over 6,300,000 square feet. Our team controls a portfolio of 610,184 square feet of existing and new construction retail leasing projects consisting of 16 properties.

With over 42 years in the Oklahoma City marketplace, PEC Retail Investment Team has been able to create a voluminous database of real estate investors. Combined with their extensive market knowledge and modern marketing technology, they are able to create maximum value for investors. Offerings can be emailed out to thousands of investors with links for immediate access to listing packages and materials. Listings are also uploaded to a multitude of websites with flyers and details on each property. Each property our team markets will have a separate website built and linked to multiple social media sites.

The PEC Retail Investment team is your full service brokerage team for Retail Investment properties, Retail single tenant buildings, Shopping Center sales, development projects and Retail Leasing.

Mazaheri and Williams hold the Certified Commercial Investment Member designation (CCIM) with Ravencraft being the founder of Dinner With Love Foundation. PEC Retail Investment Team are members of the International Council of Shopping Centers, TCN Worldwide, and Chainlinks Retail advisors. TCN offers 58 offices nationwide, giving local and regional brokers access to 200+ markets, and networking ability that rivals that of any of the national firms. Chainlinks offers a further 60+ markets, as well as networking for over 600 local firms across North America.

## Featured Sales Transactions

| Property                          | Description          | Square Feet | Price        |
|-----------------------------------|----------------------|-------------|--------------|
| Quail Springs Marketplace         | Shopping Center      | 293,788 SF  | \$43,500,000 |
| Chase Plaza                       | Shopping Center      | 160,742 SF  | \$15,000,000 |
| 50 Penn Place                     | Indoor Shopping Mall | 312,607 SF  | \$15,000,000 |
| Mayfair Village                   | Shopping Center      | 175,039 SF  | \$13,500,000 |
| Equity Office/ Atrium & Brookline | Office Portfolio     | 261,324 SF  | \$13,200,000 |
| Crossroads Mall                   | Indoor Shopping Mall | 841,325 SF  | \$10,865,000 |
| Brookhaven Village                | Shopping Center      | 154,519 SF  | \$10,500,000 |
| GE Capital Portfolio              | Retail Portfolio     | 210,514 SF  | \$9,750,000  |
| Midland Plaza                     | Shopping Center      | 53,994 SF   | \$9,050,000  |
| Power Alley                       | Parking Garage       | 206,598 SF  | \$9,375,000  |
| John Hancock Portfolio            | Retail Portfolio     | 702,775 SF  | \$8,850,000  |
| Market Plaza                      | Shopping Center      | 168,000 SF  | \$8,400,000  |

### Partial Listing of Retail Sales Transactions

|                                 |                                 |            |             |
|---------------------------------|---------------------------------|------------|-------------|
| Edmond Market Place             | Shopping Center                 | 96,118 SF  | \$7,550,000 |
| Academy & Life Church           | Shopping Center                 | 105,920 SF | \$6,900,000 |
| Bradford Plaza                  | Shopping Center                 | 95,420 SF  | \$4,810,000 |
| Alameda Square                  | Shopping Center                 | 85,420 SF  | \$4,500,000 |
| Edmond Market Place             | Shopping Center                 | 96,118 SF  | \$4,400,000 |
| Quail Springs Shoppes           | Shopping Center                 | 17,372 SF  | \$4,368,620 |
| Riverwalk Plaza                 | Shopping Center                 | 26,939 SF  | \$3,735,890 |
| Bunker Hill Shopping Center     | Shopping Center                 | 122,600 SF | \$3,725,000 |
| Danforth Plaza                  | Shopping Center                 | 29,962 SF  | \$3,375,000 |
| Tan & Tone Center               | Shopping Center                 | 25,723 SF  | \$3,500,000 |
| Abuelo's                        | Single Tenant NNN               | 7,743 SF   | \$3,065,000 |
| Memorial Medical Plaza          | Medical Office Building         | 18,336 SF  | \$2,795,000 |
| Spring Creek North              | Retail Shopping Center          | 38,941 SF  | \$2,700,000 |
| Willow Creek                    | Retail Shopping Center          | 31,000 SF  | \$2,175,000 |
| Boulevard Village               | Shopping Center                 | 36,173 SF  | \$2,100,000 |
| Ethan Allen                     | Single Tenant NNN               | 13,136 SF  | \$2,000,000 |
| Starbucks Portfolio             | 3 Retail Centers                | 8,862 SF   | \$2,000,000 |
| Edmond Plaza (15th St. Strip)   | Retail Shopping Center          | 15,000 SF  | \$1,820,000 |
| Joe's Crab Shack                | Restaurant                      | 8,489 SF   | \$1,655,000 |
| Village Oak                     | Shopping Center                 | 27,500 SF  | \$1,456,000 |
| Heritage Park Mall              | Indoor Shopping Mall            | 213,280 SF | \$1,300,000 |
| Old Chicago South               | Restaurant                      | 5,517 SF   | \$1,300,000 |
| County Line Barbecue Restaurant | Multi Building Restaurant       | 10,992 SF  | \$1,275,000 |
| El Greco Apartments             | Multifamily Apartment Community | 29,754 SF  | \$1,275,000 |
| Santa Fe Strip Center           | Shopping Center                 | 12,000 SF  | \$1,245,000 |
| Chuck E. Cheese                 | Single Tenant NNN               | 12,267 SF  | \$1,220,000 |

### Partial Listing of Land Sale Transactions

| Property                         | Description            | Acres       | Price       |
|----------------------------------|------------------------|-------------|-------------|
| 101 S.E. 4th Street              | Mid-States Lumberyard  | 5.90 Acres  | \$8,000,000 |
| 100 S. Charlie Christian         | Hotel Development Land | 4.62 Acres  | \$8,000,000 |
| Hilltop Plaza - 15th & I-35      | Commercial Land        | 7.43 Acres  | \$3,850,000 |
| Crossroads Hotels/Restaurant     | Ground Lease           | 7,268 Acres | \$2,450,000 |
| Memorial & McAuley Land          | Commercial Land        | 5.19 Acres  | \$2,260,764 |
| Former BOA Drive Thru - Downtown | Parking Lot            | .71 Acre    | \$1,800,000 |
| Gaillardia Professional Park     | Commercial Land        | 3.6 Acres   | \$1,757,064 |
| 400 S Harvey Ave                 | Parking Lot            | 69,260 SF   | \$1,500,000 |
| Yale Land - Saltgrass            | Retail Pad Site        | 1.67 Acres  | \$1,300,000 |
| Gaillardia Professional Park     | Commercial Land        | 3 Acres     | \$1,242,064 |
| On The Border – Townesouth       | Ground Lease           | 1.56 Acres  | \$1,150,000 |
| Memorial & MacArthur             | Commercial Land        | 2.5 Acres   | \$1,084,334 |
| 4th & Telephone Road             | Commercial Land        | 3.26 Acres  | \$1,057,750 |
| Gaillardia Professional Park     | Commercial Land        | 1 Acre      | \$523,850   |



# Price Edwards' Retail Investment Team

## Information Technology Division

Technology experts with the resources, relationships, and the market knowledge to get the results you're looking for.



**Stephen Moore, Chief Information Officer**

Stephen Moore joined Price Edwards & Company in 2013 as an application developer. For the past 15 years, Stephen was with Accord Human Resources where he helped design and implement Accord's web portal as well as mobile apps for iPhone and Android. Mr. Moore is responsible for daily management of the five member Price Edwards Technology staff. His primary focus is to help in identifying and implementing new technology that creates value for building owners and Price Edwards & Company.



**Phillip Tomlin, Application Developer**

Phillip Tomlin has recently joined Price Edwards as an IT Administrator and Systems Engineer. Previously Phillip was with Gordon Cooper Technology Center in Shawnee, Oklahoma for the past 12 years. His previous job duties ranged from basic computer repair to total rebuilds and setup of new network and infrastructure for students and staff, taking it from a network of 400 to a network of nearly 1000. Phillip's role at Price Edwards is primarily focused on the movement toward cloud technology and systems integration into new technologies, making it easier for IT to roll out new options for all of Price Edwards employees and all those it serves.



**Marcie Jackson, Marketing Coordinator**

Mrs. Jackson earned her Bachelor of Fine Arts degree in Graphic design and Illustration in 2006. She began her career at Price Edwards & Company in 2012, after previously working within the admissions and public relations fields in higher education. Mrs. Jackson is currently responsible for developing all marketing materials including flyers, email marketing, social media, and research reports.



**Karen Carrillo, Executive Assistant**

Mrs. Carrillo has been with Price Edwards & Company for over 5 years. She has 20 years of real estate experience in both residential and commercial real estate. Karen works closely with the office leasing staff, as well as the investment/industrial sales staff. She is also the assistant to the managing partner. Karen has been licensed as a Real Estate Sales Associate for many years in both Arkansas and Oklahoma.

