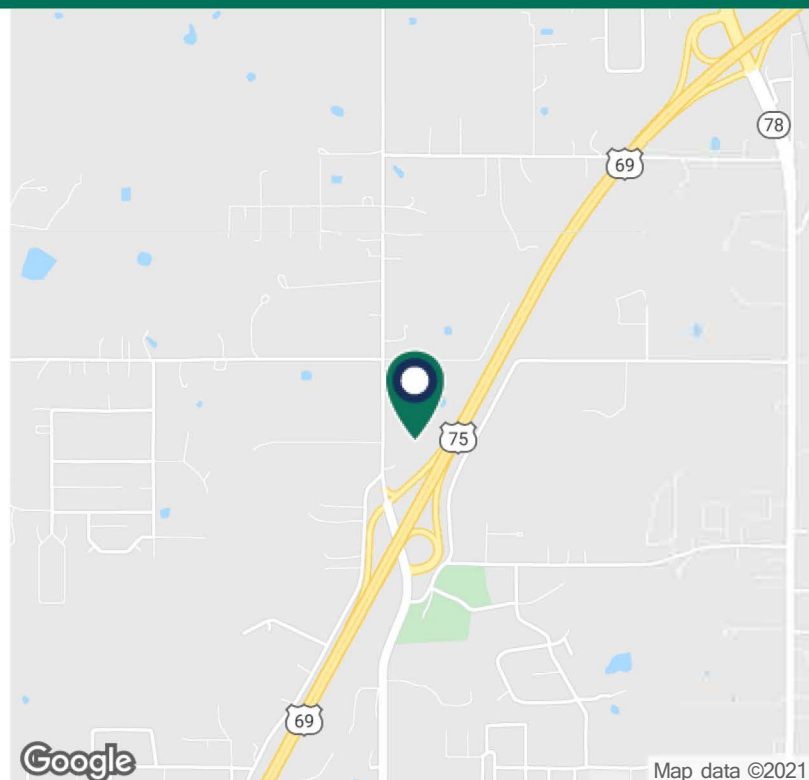


Shoppes at Dove Creek

3302 N Washington Ave, Durant, OK 74701



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	150,000 SF
Lot Size:	22 Acres

PROPERTY OVERVIEW

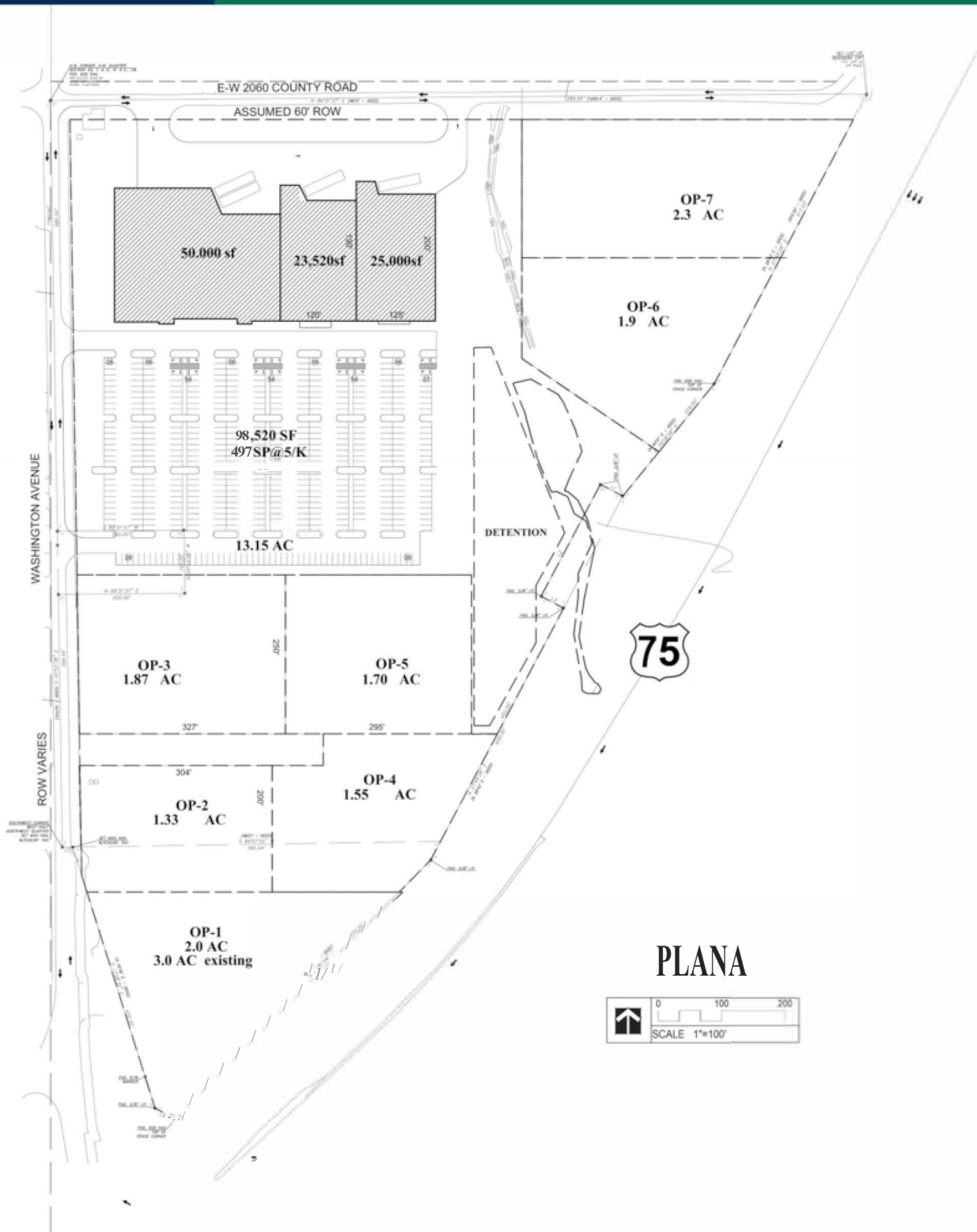
Preleasing prime retail development near Durant High School with on/off access to Hwy 75. Durant, Oklahoma has been ranked the fastest growing rural city in Oklahoma. This beautiful "City of Magnolias" is the Gateway to the 12th largest lake in the United States, Lake Texoma, which spans two states and attracts more than 8 million tourists each year! Other tourist attractions include Choctaw Casino Resort, Magnolia Festival and Fort Washita. Durant is also home to Southeastern Oklahoma State University (enrollment of approximately 5,200) and Headquarters of the Choctaw Nation of Oklahoma (employing over 6,000 people). In addition to the Choctaw Nation, Durant's stable economy is fundamentally attributed to their large employment base. Major employers consist of Big Lots 1.2 million square foot distribution center, headquarters to First United Bank (nation's largest privately held bank), Alliance Health, and CMC Steel.

An analysis of Retail Trends reflects a retail population trade area capture of 54,125 for General Merchandise and 67,713 for Restaurants/Food Services.

Brandy Rundel
405.843.7474- ofc | 405.990.5337 - mobile
brundel@priceedwards.com
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Shoppes at Dove Creek

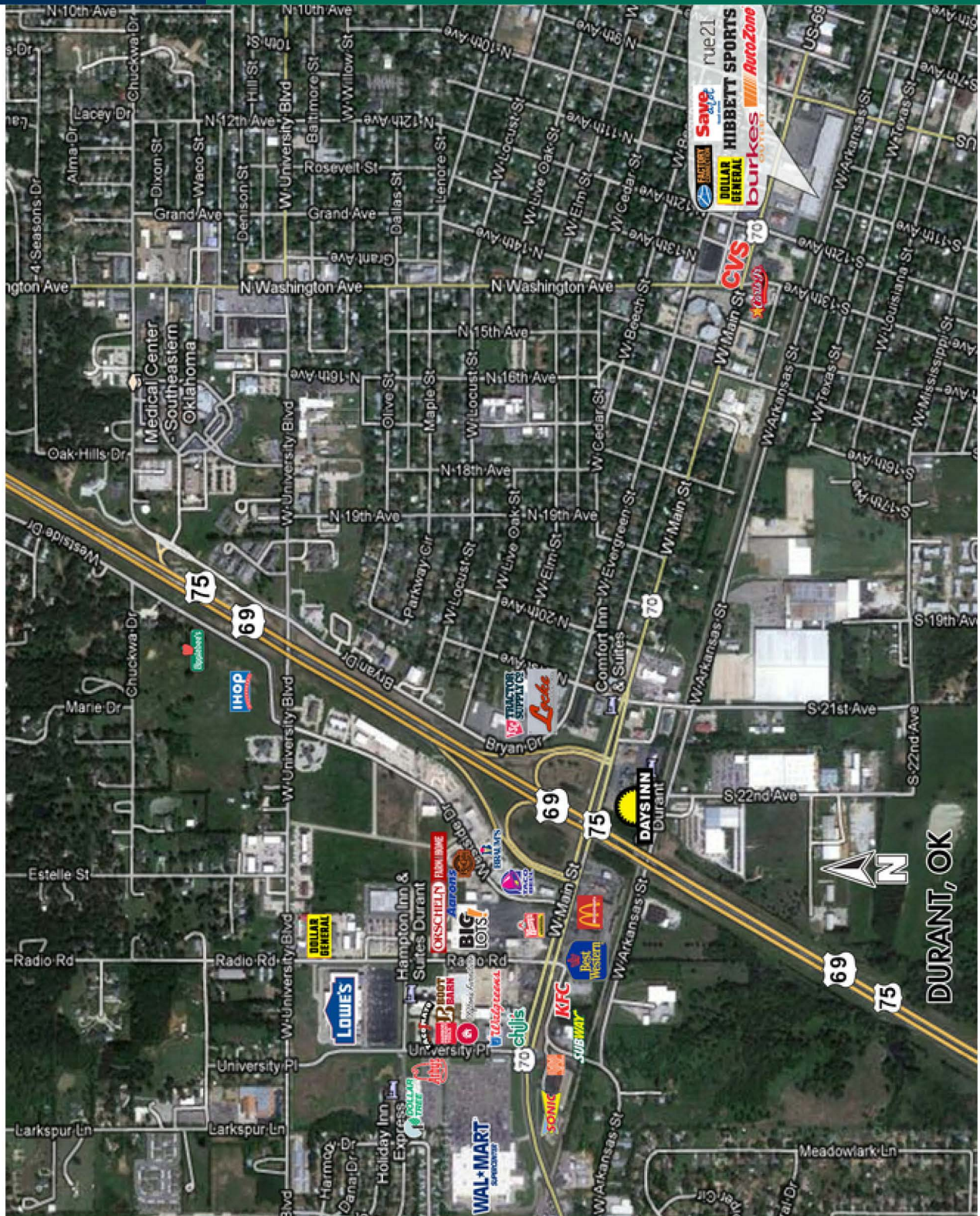
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DURANT, OK

Walmart
Supercenter
Walgreens
HARBOR FREIGHT
BIG LOTS!
Lowe's

SITE

DURANT HIGH SCHOOL

US HWY 70

US HWY 75/69

TRACTOR
SUPPLY CO

Pruett's Food

SOUTHEASTERN OKLAHOMA
STATE UNIVERSITY

CVS pharmacy
burkes
OUTLET

DOWNTOWN DURANT

US HWY 78

CHOCTAW CASINO RESORT
1,700 Guest Rooms
220,000 SF of Gaming

DURANT REGIONAL AIRPORT



Shoppes at Dove Creek

3302 N Washington Ave, Durant, OK 74701



Executive Summary

Durant, OklahOma
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 33.99320
Longitude: -96.38602

	1 mli.	Smiles	10 miles
Population			
2000 Population	7,192	18,596	25,070
2010 Population	6,972	21,593	29,742
2021 Population	7,232	24,485	33,974
2026 Population	7,310	25,394	35,370
2000-20W Annual Rate	-0.31%	1.51%	1.72%
2010-2021 Annual Rate	0.33%	1.12%	1.19%
2021-2026 Annual Rate	0.21%	0.73%	0.81%
2021 Male Population	50.4%	48.7%	48.8%
2021 Female Population	49.6%	51.3%	51.2%
2021 Median Age	32.6	34.9	37.0

In the identified area, the current year population is 33,974. In 2010, the Census count in the area was 29,742. The rate of change since 2010 was 1.19% annually. The five-year projection for the population in the area is 35,370 representing a change of 0.81% annually from 2021 to 2026. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 32.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	69.2%	70.6%	71.6%
2021 Black Alone	3.4%	2.3%	1.8%
2021 American Indian/Alaska Native Alone	15.3%	15.4%	14.9%
2021 Asian Alone	0.4%	0.9%	0.8%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	4.5%	3.0%	2.7%
2021 Two or More Races	7.1%	7.7%	8.0%
2021 Hispanic Origin (Any Race)	11.8%	8.4%	7.6%

Persons of Hispanic origin represent 7.6% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	35	\$2	59
2000 Households	2,901	7,380	9,834
2010 Households	2,707	8,514	11,626
2021 Total Households	2,789	9,654	13,280
2026 Total Households	2,812	10,017	13,828
2000-2010 Annual Rate	-0.69%	1.44%	1.69%
2010-2021 Annual Rate	0.27%	1.12%	1.19%
2021-2026 Annual Rate	0.16%	0.74%	0.81%
2021 Average Household Size	2.35	2.42	2.48

The household count in this area has changed from 11,626 in 2010 to 13,280 in the current year, a change of 1.19% annually. The five-year projection of households is 13,828, a change of 0.81% annually from the current year total. Average household size is currently 2.48, compared to 2.46 in the year 2010. The number of families in the current year is 8,506 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 30 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026, Esri converted Census 2000 data into 2010 geography.

December 02, 2021

Shoppes at Dove Creek

3302 N Washington Ave, Durant, OK 74701



Executive Summary

Durant, Oklahoma
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 33.99320
Longitude: -96.38602

	1 mile	5 miles	10 miles
Mortgage Income			
2021 Percent of Income for Mortgage	10.0%	13.3%	12.4%
Median Household Income			
2021 Median Household Income	\$38,343	\$42,470	\$45,547
2026 Median Household Income	\$38,863	\$43,570	\$47,566
2021-2026 Annual Rate	0.27%	0.51%	0.87%
Average Household Income			
2021 Average Household Income	\$48,927	\$60,847	\$64,744
2026 Average Household Income	\$51,441	\$65,086	\$70,129
2021-2026 Annual Rate	1.01%	1.36%	1.61%
Per Capita Income			
2021 Per Capita Income	\$18,420	\$24,082	\$25,563
2026 Per Capita Income	\$19,337	\$25,756	\$27,688
2021-2026 Annual Rate	0.98%	1.35%	1.61%

Households by Income

Current median household income is \$45,547 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$47,566 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$64,744 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$70,129 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$25,563 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,688 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	237	178	193
2000 Total Housing Units	3,273	8,141	10,975
2000 Owner Occupied Housing Units	1,365	4,337	6,355
2000 Renter Occupied Housing Units	1,536	3,043	3,480
2000 Vacant Housing Units	372	761	1,140
2010 Total Housing Units	3,196	9,609	13,169
2010 Owner Occupied Housing Units	1,134	4,587	7,054
2010 Renter Occupied Housing Units	1,573	3,927	4,572
2010 Vacant Housing Units	489	1,095	1,543
2021 Total Housing Units	3,318	10,718	14,756
2021 Owner Occupied Housing Units	1,137	5,169	8,007
2021 Renter Occupied Housing Units	1,652	4,485	5,273
2021 Vacant Housing Units	529	1,064	1,476
2026 Total Housing Units	3,375	11,159	15,405
2026 Owner Occupied Housing Units	1,172	5,458	8,472
2026 Renter Occupied Housing Units	1,640	4,559	5,356
2026 Vacant Housing Units	563	1,142	1,577

Currently, 54.3% of the 14,756 housing units in the area are owner occupied; 35.7%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 13,169 housing units in the area. 53.6% owner occupied, 34.7% renter occupied, and 11.7% vacant. The annual rate of change in housing units since 2010 is 5.19%. Median home value in the area is \$134,507, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.98% annually to \$155,751.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026, Esri converted Census 2000 data into 2010 geography.

December 02, 2021