

# HEARTLAND PLAZA SHOPPING CENTER

1927 S Green Ave  
Purcell, OK 73080





I-35 Exit





# INVESTMENT SUMMARY

Baca Realty Group is pleased to offer the Heartland Plaza Shopping Center for sale. Heartland Plaza is a RETAIL property built in 2007 and conveniently located in Purcell, OK. It is strategically located on S Green Ave, just a half mile from Interstate 35. The center is currently 90% occupied with long term leases to Cato, Dominos, T-Mobile, Supercuts, AT&T, Dental Lodge, Hollywood Nails, Tower Loans and Nugz. The subject property sits on 6.39 acres, and consists of approximately 26,417 SF.

Heartland Plaza is located in a high traffic area (14,800 Average Daily Traffic Count), surrounded by many national retail Stores including Walmart, Starbucks, Ace Hardware, Take 5, Arby's, Wendy's, McDonald's, Braums, Holiday Inn and many others.



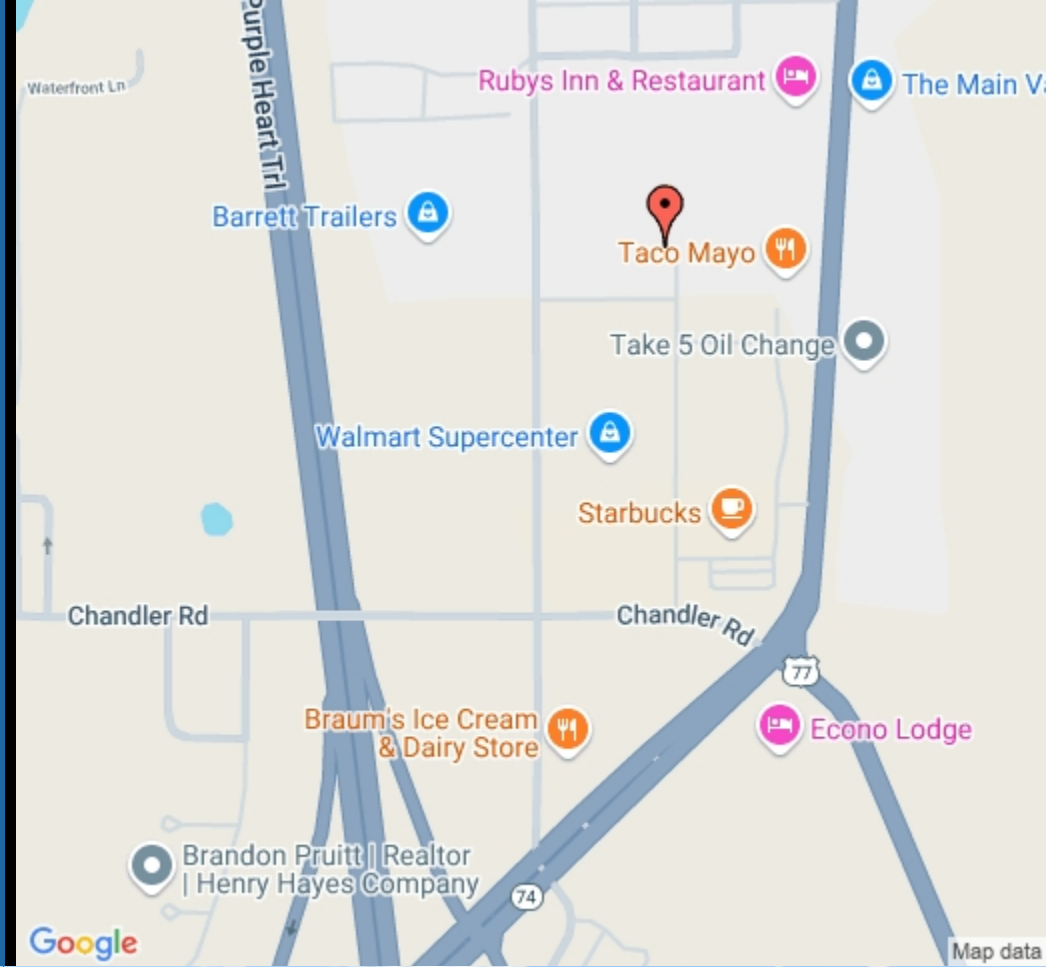
# PROPERTY SUMMARY

Offering Price	\$3,500,000.00
Building SqFt	26,417 SqFt
Year Built	2007
Lot Size (acres)	6.39
Zoning Type	Commercial
County	McClain
Property Type	Retail



# INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Mix of national and local tenants.
- Lighted parking lot with ample parking.
- Shadow-anchored by Walmart Supercenter.
- ABSOLUTE NNN LEASES: Tenants reimburse for 100% of CAM, Real Estate Taxes, Insurance.
- Traffic Count of 14,800 per day.
- The shopping center is over 90% leased out to major national tenants including Cato, AT&T, Supercuts, T-Mobile, Dominos and more!
- Signage opportunities along a high-traffic street.





# LOCATION HIGHLIGHTS

- Purcell is one of the fastest growing cities in Oklahoma. Located just 35 miles South of Oklahoma City.
- Purcell's population has grown over 10% in the past four years and is expected to continue to grow at an average rate of 3% per year.
- Purcell is a mid size community in Central Oklahoma. Purcell offers an affordable cost of living, easy access to employment with a small town environment. Major surrounding employers include Amazon, Tinker Air Force Base, OU Medical, University of Oklahoma and more with an easy and convenient commute.
- High volume retail area serving a large population of neighboring communities such as Lexington, Wayne, Payne, Goldsby and Washington.
- Traffic count of 14,800 cars per day.
- Heartland Plaza is located just half a mile off of I-35 which serves as a main connector between Oklahoma City and Dallas/Fort Worth, TX.
- Heartland Plaza is Located in a busy retail area, surrounded by national retail brands including: Walmart, Starbucks, Ace Hardware, Wendy's, McDonald's, Holiday Inn, and many others.
- Heartland Plaza Shopping Center's premier location offers investors a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.
- Just minutes away from the Brent Bruehl Memorial Golf Course, Purcell Municipal Airport, Purcell Lake, and the new Purcell Municipal Hospital.
- Excellent Visibility from Green Ave and Surrounding Businesses.







Interstate 35

6.39 Acre Lot

26,417 SF Building Size

143 Parking Spaces

US Hwy 77









Purcell Reservoir

McClain County Expo Center

Sherri Classic St

Pybas Ave

MacArthur Ave

W Phillips St

PurpleHeart Trl

Rubys Inn & Restaurant

The Main Vapor

Waterfront Ln

Barrett Trailers

Hardcastle Blvd

Taco Mayo

Take 5 Oil Change

The Dragon Disc Golf Course

Park Rd

Walmart Supercenter

Starbucks

Purcell Multi-Purpose Center

Brent Bruehl Memorial Golf Course

Chandler Rd

Chandler Rd

Chandler Rd

Braum's Ice Cream & Dairy Store

Econo Lodge

Brandon Pruitt | Realtor | Henry Hayes Company

Oakridge Dr

Holiday Inn Express & Suites: Purcell, Oklahoma

Long John Silver's | A&W

S 9th Ave

Top Line Auto & Marine

Sonny's Cafe

Williams St

Wake Marine

McClain Propane

186th St



# CITY OF PURCELL

COUNTY

MCCLAIN

## AREA

CITY 15.7 SQ MI

## POPULATION

POPULATION 6,651

DENSITY 437.59 SQ MI



## ABOUT PURCELL

Purcell is a city in and the county seat of McClain County, Oklahoma, United States. As of the 2020 census, the city population was 6,651, a 13% increase from 2010. Founded in 1887, Purcell was a railroad town named after Edward B. Purcell, who was an official with the Atchison, Topeka and Santa Fe Railway ("AT&SF").

Demographics      1 Mile      5 Mile

Population            3,940            9,890

Total Households    1,488            3,668

Average HH Income   \$69,239        \$70,530





# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BACA REALTY GROUP and it should not be made available to any other person or entity without the written consent of BACA REALTY GROUP.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BACA REALTY GROUP. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BACA REALTY GROUP has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BACA REALTY GROUP has not verified, and will not verify, any of the information contained herein, nor has BACA REALTY GROUP conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT BACA REALTY FOR MORE DETAILS.**

## EXCLUSIVELY PRESENTED BY:



**KELLEY BACA**

Broker

Mobile: 405.545.0582

[kelley@bacarealtygroup.com](mailto:kelley@bacarealtygroup.com)

License #: 174371

**Baca Realty Group**

113 W Main St  
Purcell, OK 73080

Office: 405.527.2222  
[Bacarealtygroup.com](http://Bacarealtygroup.com)

