



THE PLAZA

New Development Fronting Highway 259
Hochatown (Broken Bow Suburb), OK, 74728

PROPERTY OVERVIEW

- 20,000 SF development in Hochatown, OK
- Highway 259 is the central corridor for commercial and retail properties
- Building and monument signage available
- Close proximity to new Choctaw Landing Casino and Resort in Broken Bow, Broken Bow Lake, and Beavers Bend State Park (2nd most visited state park in Oklahoma)
- Area attracts over 2,000,000 visitors per year in tourism
- Building depths are 80 feet

MAJOR AREA RETAILERS



LEASING INFORMATION

Rates: \$27/SF + Utilities

Available: Two 10,000 SF buildings

TRAFFIC COUNTS

Highway 259	4,100 VPD
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DEMOGRAPHICS

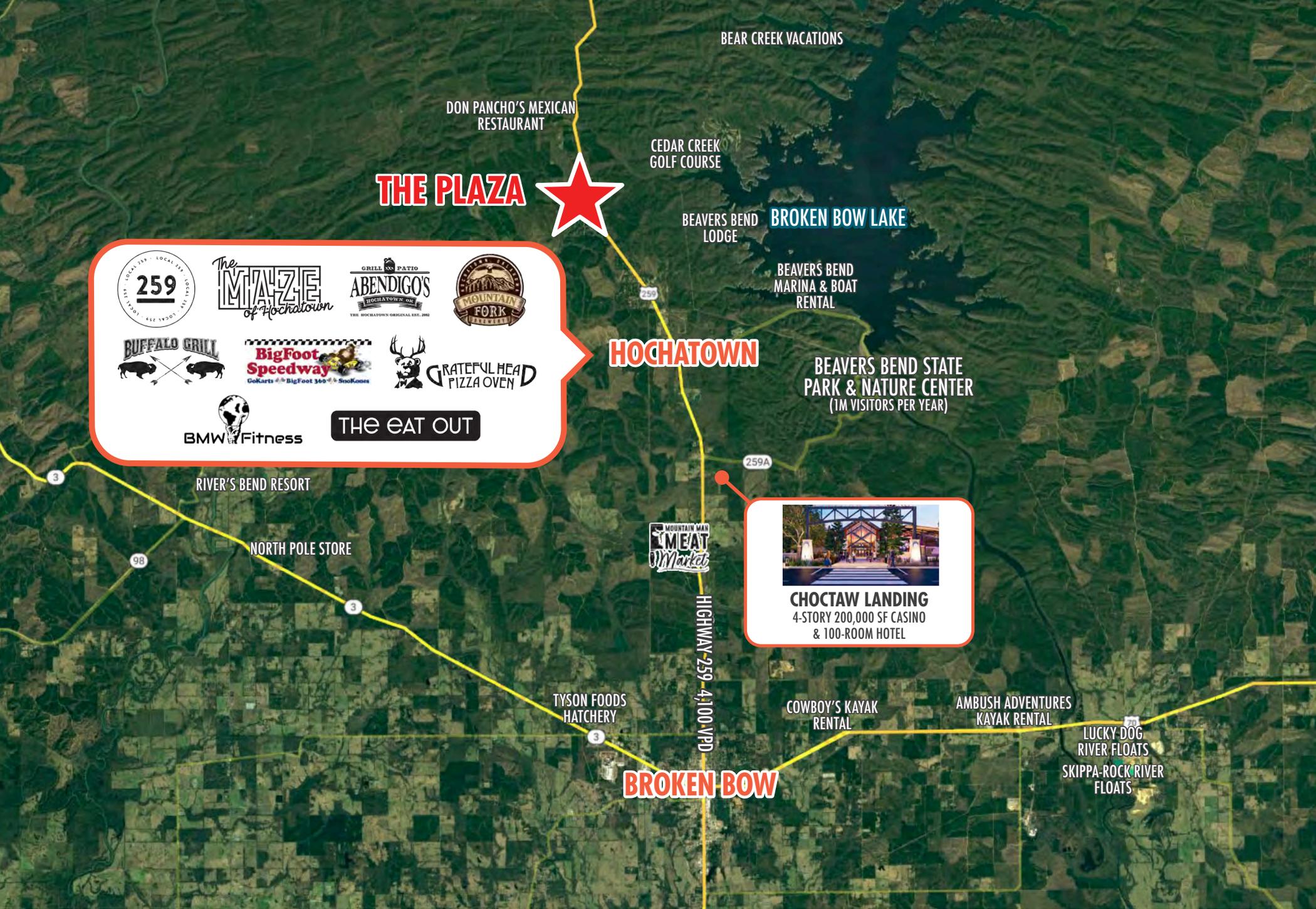
	2 Mile	5 Mile	10 Mile
Population	329	773	6,312
Households	133	314	2,475
Average HH Income	\$66,415	\$67,269	\$54,117
Average Age	41.5	43.7	37.4

For More Information
Please Contact:

Taylor LeMaster
(972) 764-6004
tlemaster@inroadsrealty.com

Mike Cagle
(972) 764-6001
mcagle@inroadsrealty.com





BEAR CREEK VACATIONS

DON PANCHO'S MEXICAN RESTAURANT

THE PLAZA



CEDAR CREEK GOLF COURSE

BEAVERS BEND LODGE

BROKEN BOW LAKE

BEAVERS BEND MARINA & BOAT RENTAL

259 LOCAL 259 LOCAL 259 LOCAL 259

The **MAZE** of Hochatown

GRILL & PATIO **ABENDIGO'S** HOCHATOWN, OK THE HOCHATOWN ORIGINAL EST. 2002

MOUNTAIN FORK BREWERY

BUFFALO GRILL

BigFoot Speedway GoKarts • BigFoot 360 • Snoknees

GRATEFUL HEAD PIZZA OVEN

BMW Fitness

The eat OUT

HOCHATOWN

BEAVERS BEND STATE PARK & NATURE CENTER (1M VISITORS PER YEAR)

259A

CHOCTAW LANDING
4-STORY 200,000 SF CASINO & 100-ROOM HOTEL

RIVER'S BEND RESORT

NORTH POLE STORE

MOUNTAIN MAN MEAT Market

HIGHWAY 259 - 4:00 VPD

TYSON FOODS HATCHERY

BROKEN BOW

COWBOY'S KAYAK RENTAL

AMBUSH ADVENTURES KAYAK RENTAL

LUCKY DOG RIVER FLOATS
SKIPPA-ROCK RIVER FLOATS



BROKEN BOW TOURISM

- Broken Bow/ Hochatown has nearly 2,000,000 visitors annually from major hubs; Dallas/Forth Worth Metroplex, Oklahoma City, Tulsa, and the Shreveport/Bossier City areas
- 2nd fastest growing travel destination in the United States
- Top vacation destination in the Southwest

TOP ATTRACTIONS

- Boating
- Camping/Luxury Cabins
- Hiking
- Canoeing
- Paddle Boarding
- Rafting
- Fishing/Fly Fishing
- ATV & Jeep Rentals
- Horseback Riding
- Golfing
- Zip Lining
- Broken Tiki Tour
- Petting Zoo
- Go-karts
- The Maze of Hochatown
- Scenic Driving
- Museum & Galleries
- Gambling
- Premiere Restaurants
- Wineries
- Breweries/Distillery Tours
- Shopping





Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)