



**SR2 Dollar Tree – Rally House – Fuzzy’s Taco’s – Mountain Mike’s Pizza  
Sooner Rose 2 (SR2) in the Sooner Rose Shopping Center Midwest City OK (Oklahoma)**

**Price: \$7,500,000 | 7.5 Cap | Top 8% Performer for Community Shopping Centers Nationally**



- 60% of income is investment grade + corporate
- Across from #1 Walmart Supercenter in Oklahoma and Home Depot
- 8.8 Year Weighted Average Lease Term
- 5.2 million visits per year and growing at the Sooner Rose Shopping Center
- Fuzzy’s Tacos ranks number two of the 101 units nationally
- Primary retail destination for Tinker’s 63,000 workforce and Rose State



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REALTY ADVISORS

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HMX Realty Advisors is pleased to present the opportunity to acquire Sooner Rose 2, a premier retail strip located within the Sooner Rose Shopping Center in Midwest City, Oklahoma. Offered at \$7,500,000 (7.5% Cap Rate), this asset represents a top-tier investment in one of the nation's most resilient retail corridors.

The property is currently 60% leased to investment-grade and corporate tenants, including Dollar Tree and Rally House, and boasts a stable 8.8-year weighted average lease term (WALT).

Strategically positioned directly across from the #1 performing Walmart Supercenter in Oklahoma and a high-traffic Home Depot, Sooner Rose ranks in the top 8% of community shopping centers nationally. With 5.2 million annual visits and a tenant mix featuring the #2 ranked Fuzzy's Tacos location in the country, this property offers an investor a rare combination of security, yield, and dominant market positioning.



**Midwest City, OK**  
**Also for sale: Del Crest Center and Hobby Lobby**





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Sooner Rose directly benefits from the “Tinker Effect” with a 2-mile proximity to Tinker Air Force Base, the nation’s largest maintenance, repair, and overhaul (MRO) facility with 30,000 direct and 33,000 secondary jobs with a \$7.5 billion total economic impact, up from \$4.5 billion in 2024.

New and expanding missions include the exclusive maintenance hub for the next-generation B-21 Raider stealth bomber (Northrup Grumman), a decades-long assignment. There is a new 131-acre expansion (Lockheed Martin) supporting 1,000 new jobs for Defense Systems. Boeing is the city's largest aerospace employer (~3,500+ employees) and Pratt & Whitney operates a new 845,000-square-foot engine facility for the F-35 and B-52 (opened Oct 2024).

Sooner Rose is a primary retail hub for this massive workforce which will fuel the centers sales growth for many years to come.



# Sooner Rose Midwest City, OK Hobby Lobby & SR 2 Rent Roll



Sooner Rose 2 Rent Roll									
Tenant	Tenant's Address	Square Footage	Base Term	Base Term	Base Term Rent	Option Rent	Rent PSF	% of Income	Remaining Term 1/1/2026
<b>SR2</b>									
<b>Fuzzy's Tacos (Corporate)</b>	5835 SE 15th St	4,200	10/15/2019	10/16/2024	148,470		35.35		
			10/17/2024	10/16/2029	163,338		38.89	29%	3.79
2 five years options 10% increases each five years						Option 1	179,672	42.78	
						Option 2	197,639	47.06	
<b>Dollar Tree (Investment Grade)</b>	5825 SE 15th St	10,500	2/1/2025	1/31/2035	177,450		16.90	31%	9.08
4 five year renewals with \$0.50 psf increases each five years						Option 1	182,700	17.40	
						Option 2	187,950	17.90	
						Option 3	193,200	18.40	
						Option 5	198,450	18.90	
<b>Rally House</b>	5845 SE 15th St	5,178	10/18/2024	10/17/2029	126,861		24.50	22%	
			10/18/2029	10/17/2034	139,547		26.95		8.79
2 five year renewals 10% increases each five years						Option 1	153,502	29.65	
						Option 2	168,852	32.61	
<b>Mountain Mike's Pizza</b>	5855 SE 15th St	2,800	9/9/2025	9/8/2030	98,000		35.00	17%	
			9/9/2030	9/10/2035	107,800		38.50		9.69
2 five year renewals 10% increases each five years						Option 1	118,580	42.35	
						Option 2	130,438	46.59	
<b>Total</b>		<b>22,678</b>			<b>565,649</b>		<b>24.94</b>	<b>100%</b>	<b>WALT = 8.76</b>
				<b>Cap Rate</b>	<b>7.54%</b>				
				<b>Price</b>	<b>7,500,000</b>				

Investment Grade Income	31%
Corporate Income	29%
Corporate + Investment Grade Income	60%

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# Midwest City, OK For Sale is SR2



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# Midwest City, OK Close Aerial



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## Ranking Overview

### Sooner Rose

SE 15th St, Midwest City, OK

Nationwide

531 / 7,250



Oklahoma

4 / 53



50 miles

1 / 22



Category: Community Shopping Centers | Visits | Jul 1st, 2025 - Dec 31st, 2025  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



## Ranking Overview

### Fuzzy's Taco Shop

SE 15th St, Midwest City, OK

Nationwide

2 / 101



Oklahoma

1 / 8



50 miles

1 / 7



Chain: Fuzzy's Taco Shop | Visits | Jan 1st, 2025 - Dec 31st, 2025  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



# Sooner Rose Midwest City, OK

## Placer Visit Report Walmart Supercenter #1 in the state of Oklahoma



### Ranking Overview

#### Walmart

Tinker Diagonal St, Del City, OK

#### Nationwide

196 / 7,439



#### Oklahoma

1 / 120



#### 50 miles

1 / 46

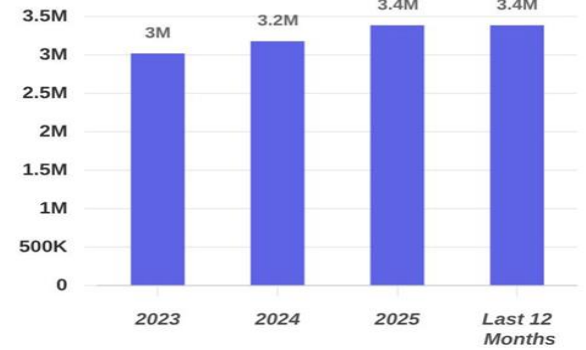
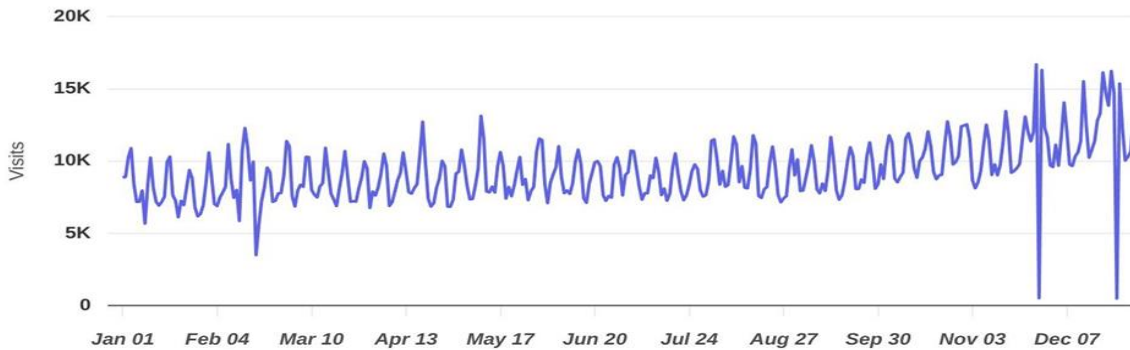


Category: Superstores | Visits | Jan 1st, 2025 - Dec 31st, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



#### Walmart

Tinker Diagonal St, Del City, OK



Daily | Visits | Jan 1st, 2025 - Dec 31st, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



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INVESTMENT OVERVIEW

# Sooner Rose Midwest City, OK Proximity to Tinker Air Force Base



2025 Summary	1 Mile	3 Miles	5 Miles
Population	9,360	68,066	131,720
Households	4,107	27,999	53,134
Families	2,097	16,149	31,290
Average Household Size	2.21	2.38	2.43
Owner Occupied Housing Units	1,755	12,848	26,253
Renter Occupied Housing Units	2,352	15,151	26,881
Median Age	36.9	35.5	36.1
Median Household Income	\$49,982	\$57,352	\$58,614
Average Household Income	\$58,020	\$70,847	\$74,698

2030 Summary	1 Mile	3 Miles	5 Miles
Population	9,484	68,970	133,943
Households	4,176	28,499	54,288
Families	2,111	16,279	31,672
Average Household Size	2.20	2.37	2.42
Owner Occupied Housing Units	1,793	13,109	26,928
Renter Occupied Housing Units	2,382	15,390	27,360
Median Age	38.3	37.0	37.4
Median Household Income	\$55,587	\$63,936	\$64,989
Average Household Income	\$64,212	\$78,817	\$83,117

## Contact Us

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