



HOBBY LOBBY – DOLLAR TREE – RALLY HOUSE – FUZZY’S TACOS – MOUNTAIN MIKE’S PIZZA at SONNER ROSE SHOPPING CENTER

Price: \$15,650,000 | 7 Cap | Across from #1 Walmart Supercenter in Oklahoma



Phone: 212.686.0072
Mobile: 917.741.1525
rob@hmx1031.com
www.hmx1031.com

- 7.2 Year Weighted Average Lease Term as of 3/1/2026
- Hobby Lobby is Considered Investment Grade (no long-term debt)
- Center gets 5.2 Million Visits Per Year and Growing
- Shadow Anchored by Burlington, Academy and Regal Warren Cinemas
- Pad Sites include Olive Garden, Chick-Fil-A, Wendy’s and Whataburger
- 64% of the Income is Investment Grade and Equivalent
- 91% of the Income is Corporate
- 2 miles from Tinker AFB with a 7.5 Billion Total Economic Impact
- Fuzzy’s Taco Shop Ranks 2 out of 101 Locations Nationally

Hobby Lobby – Dollar Tree – Fuzzy’s Taco –Mt Mike’s Pizza (SR2) 5835 SE 15th St Midwest City, OK 73110



HMX Realty Advisors is pleased to exclusively present for sale the Hobby Lobby and Dollar Tree sections of the Sooner Rose shopping center. The property is shadow-anchored by Academy Sports + Outdoors, Burlington, and Regal Warren Cinemas. Pad sites include Olive Garden, Whataburger, Chick-fil-A, and Wendy's, and Mo' Bettahs among others. Fuzzy's Taco Shop ranks #2 out of 101 locations nationally and the developer contributed only \$50 psf to the Hobby Lobby building resulting in a low build to suite rent of 9.25 psf.

The shopping center ranks in the top 5% of all community shopping centers nationwide, drawing 5.1 million visits annually. As of March 1, 2026, the investment features a 7.2-year weighted average lease term. Notably, 64% of the center's income is investment grade or equivalent; while Hobby Lobby has no long-term debt, it is considered investment grade. Furthermore, 91% of the income is corporate-backed.

The property is located on SE 15th Street, the primary retail corridor of Midwest City within the Oklahoma City MSA. It sits directly across from Home Depot and benefits from immediate proximity to the state's top-ranked Walmart Supercenter.

The center is also located just two miles from Tinker Air Force Base, Oklahoma's largest single-site employer with 61,000 jobs. The base's economic impact has grown from \$4.5 billion in 2023 to \$7.5 billion following significant expansions, including a new 131-acre site for the new B-21 Stealth Raider fleet and a recent 845,000-square-foot Pratt & Whitney facility. Major aerospace firms including Boeing, Northrop Grumman, and Lockheed Martin maintain a significant presence adjacent to the nine square mile base.

Additionally, Rose State College, with 9,500 students and faculty, is located immediately to the south. This growing area and the proximity to major employers drive consistent traffic to the center, as evidenced by its high visit rankings.

Hobby Lobby – Dollar Tree – Fuzzy’s Taco –Mt Mike’s Pizza (SR2)



Sooner Rose Midwest City, OK

Rent Breakdown – Credit Breakdown and Pricing



<u>Credit Breakdown</u>	<u>Rent</u>	<u>Percent of Total</u>
Investment Grade + IG Equivalent	686,200	64%
Corporate	976,399	91%
Franchisee	94,360	9%

	<u>NOI</u>	<u>Price</u>	<u>Cap Rate</u>
HOBBY LOBBY	508,750	8,150,000	6.2%
SR2 Dollar Tree + Shops	<u>562,009</u>	<u>7,500,000</u>	7.5%
Total	1,070,759	15,650,000	6.8%

<u>Rent Breakdown</u>	<u>Rent</u>	<u>Percent of Total</u>	<u>Tenant Information</u>
Hobby Lobby	508,750	48%	Investment Grade Equivalent - No Long Term Debt
Dollar Tree	177,450	17%	S&P BBB investment grade
Fuzzy's Taco Shop	163,338	15%	120 locations and part of Dine Brands Global (NYSE: DIN) with 3,500 locations (Applebee's & IHOP)
Rally House	126,861	12%	300 locations in 22 States - Family Owned
Mountain Mike's Pizza	<u>94,360</u>	9%	Kangs family, a premier franchisee selected for brand expansion - \$750k invested in TI - Mountain Mike's has 315 locations
Total Rent	1,070,759	100%	
Price	15,650,000		
Cap Rate	6.8%		

This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

Pricing and Rent

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



Tenant	Tenant's Address	Sq Ft	Base Term	Base Term	Annual Rent	PSF
Hobby Lobby		55,000	11/1/2016	10/31/2031		
			11/1/2016	10/31/2021	453,750	8.25
			11/1/2021	10/31/2026	481,250	8.75
			11/1/2026	10/31/2031	508,750	9.25
\$0.50 PSF Escalations in Each Option		Option1	11/1/2031	10/31/2036	536,250	9.75
		Option2	11/1/2036	10/31/2041	563,750	10.25
		Option3	11/1/2041	10/31/2046	591,250	10.75
		Option4	11/1/2046	10/31/2051	618,750	11.25
Note Property Can Be Acquired With or Without SR2				NOI	508,750	
				Individual Price	8,150,000	
				Cap	6.24%	



This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

**Rent Roll Hobby Lobby
and Sooner Rose 2**

Sooner Rose 2 Midwest City, OK Rent Roll (can be acquired with or without Hobby Lobby)



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
SR2									
Fuzzy's Tacos (Corporate)	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		
Dollar Tree (Investment Grade)	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		
Rally House	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		
Mountain Mike's Pizza	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		
Total		22,678			565,649		24.94	100%	WALT = 8.76
				Cap Rate	7.54%				
				Price	7,500,000				



This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

Rent Roll Hobby Lobby and Sooner Rose 2

Sooner Rose Midwest City, OK Photos – Hobby Lobby



This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

Property Photos Hobby Lobby

Sooner Rose Midwest City, OK

Photos – Sooner Rose 2



This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

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



This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

Tinker AFB Proximity

Midwest City, OK Location Map



Sooner Rose Midwest City, OK Placer Visit Report



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)



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)



This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

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

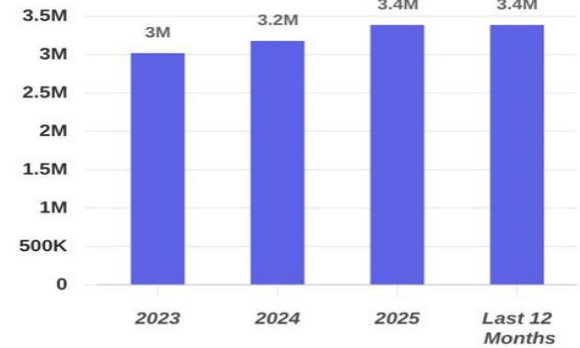
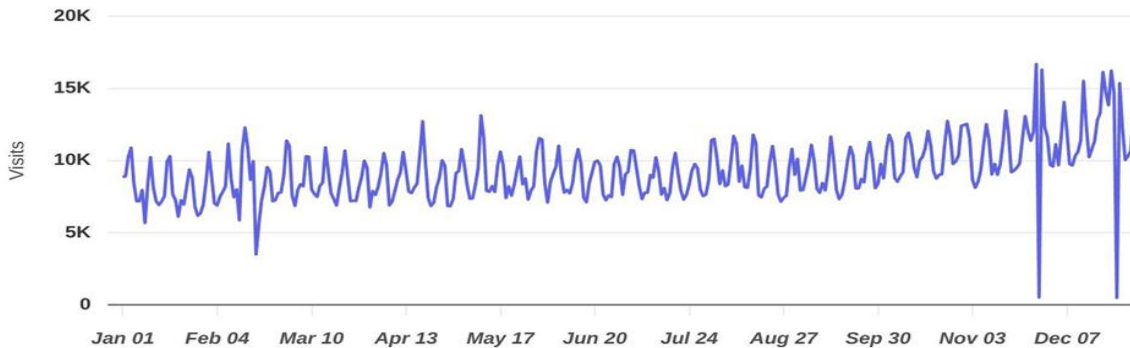


Category: Superstores | Visits | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Walmart

Tinker Diagonal St, Del City, OK



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



Sooner Rose Midwest City, OK Placer Visit Report



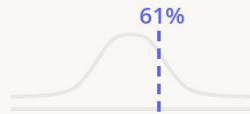
Ranking Overview

Hobby Lobby

SE 15th St, Midwest City, OK

Nationwide

386 / 1,008



Oklahoma

8 / 26



50 miles

3 / 11



Chain: Hobby Lobby | Visits | Jan 1st, 2025 - Dec 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



Metrics			
Hobby Lobby SE 15th St, Midwest City, OK			
Visits	475.2K	Sales	\$7.8M
Visits / sq ft	8.41	Sales / sq ft	\$138.3
Size - sq ft	56.5K	Transactions	202.3K
Visitors	153.2K	Average Ticket Size	\$38.6
Visit Frequency	3.1	Visits YoY	+8.6%
Avg. Dwell Time	29 Min	Visits Yo2Y	+6.4%
Panel Visits	51.6K	Visits Yo3Y	+9.7%

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



uracy.

It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

INVESTMENT OVERVIEW





Hobby Lobby is widely considered one of the "gold standards" for non-rated tenants in the commercial real estate industry. While they do not have a formal credit rating from S&P or Moody's, they are treated as "**investment-grade equivalent**" by lenders and institutional buyers due to their unique financial philosophy.

The "No-Debt" Advantage

Hobby Lobby's financial strength comes from its **debt-free philosophy**.

Self-Funded Growth: The company famously carries **zero long-term debt**. They fund new store openings, inventory, and their massive distribution network entirely through their own cash flow.

Creditworthiness: Because they have no creditors to pay back, their "default risk" is viewed as extremely low. Lenders will often look at Hobby Lobby's balance sheet and treat them with the same confidence as a BBB+ or A-rated company.

Corporate Footprint & Headquarters The OKC Campus: It is one of the largest corporate footprints in the country, spanning over **12 million square feet** of manufacturing, distribution, and office space. This centralized hub allows them to manufacture many of their own products (like frames and candles), which significantly increases their profit margins compared to competitors.

Unit Count: As of 2026, Hobby Lobby operates **over 1,050 stores** across 48 states. They have a stated long-term goal of reaching 1,500 units.

Ownership & "Skin in the Game"

The company is 100% privately owned by the **Green Family**, led by founder David Green.

Profitability: With annual revenues estimated at approximately **\$8 billion**, they are consistently ranked in the top 100 of *Forbes'* list of America's Largest Private Companies.

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

HMX Realty Advisors

52 Vanderbilt Ave
Suite #2014
New York, NY 10017
www.hmx1031.com

Our Team

Robert James

Managing Partner
Phone: 917-741-1525
Email: rob@hmx1031.com

Daniel de Sa'

Managing Partner
Phone: (212) 972-3947
E-mail: dan@hmx1031.com