EAST CHESTNUT PORTFOLIO

542-544 E Chestnut Street

Skiatook, OK

OFFERING MEMORANDUM

SVN

OAK REALTY ADVISORS

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SUBMISSIONS

OFFERING PROCEDURE

Offers will be responded to upon receipt. Any initial offer should be submitted in the form of a non-binding letter dictating specific terms, including (1) purchase price, (2) amount of earnest money, (3) length of due diligence and (4) financing timeframe. Additionally, all offers must be accompanied with the purchasers' qualifications to close the transactions.

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dakota.owen@svn.com

DISCLAIMER/CONFIDENTIALITY STATEMENT

The material contained in the offering memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property described herein, and is not to be used for any other purpose or made available to any other person without the express written consent of SVN Oak Realty Advisors. The information contained herein has been obtained from sources that we deem to be reliable, and we have no reason to doubt its accuracy. However, neither the seller, broker or any related entity make any warranty or representation, expressed or implied, as the accuracy or completeness of the information contained herein, included but not limited to, financial information and projections, and any engineering and environmental information. Prospective purchasers should make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the property, including such engineering inspections as they deem necessary to determine the condition of the property and the existence or absence of any potential hazardous materials used in the construction or maintenance of the buildings or located at the land site, included but not limited to, lead-based products (for compliance with "target housing" regulation for multifamily housing constructed prior to 1978), asbestos, etc. Broker represents seller in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

EXECUTIVE SUMMARY

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SVN Oak Realty Advisors is pleased to present the exclusive offering of the East Chestnut Portfolio, a 4,700 SF retail / mixed use portfolio comprising two properties located at 542-544 East Chestnut Street, Skiatook, OK. The portfolio offers a compelling investment opportunity characterized by functional small bay industrial features, versatile configurations, and a strategic location near Tulsa's economic hubs.

The portfolio's valuation of $390,000 reflects its utility and market positioning. Strong returns can be achieved by capitalizing on the region's industrial demand and the properties' functional attributes. The portfolio comprises two distinct properties: Property A (542 E. Chestnut St S), a 3,200 SF retail/industrial store built in 1993 on a 0.21-acre lot; Property B (544 E. Chestnut St S), a 1,500 SF warehouse built in 1997 that shares utilities and parking with Property A.

Properties A and B are positioned to be sold together, providing a cohesive mixed use operation. This offering has been prepared for both sale and lease scenarios, reflecting current market conditions and rental rates to guide investors on potential acquisition or leasing strategies. This acquisition provides investors the opportunity to secure a highly functional mixed use asset, leverage its proximity to major economic drivers, and capture long-term value within the expanding Tulsa metropolitan area.

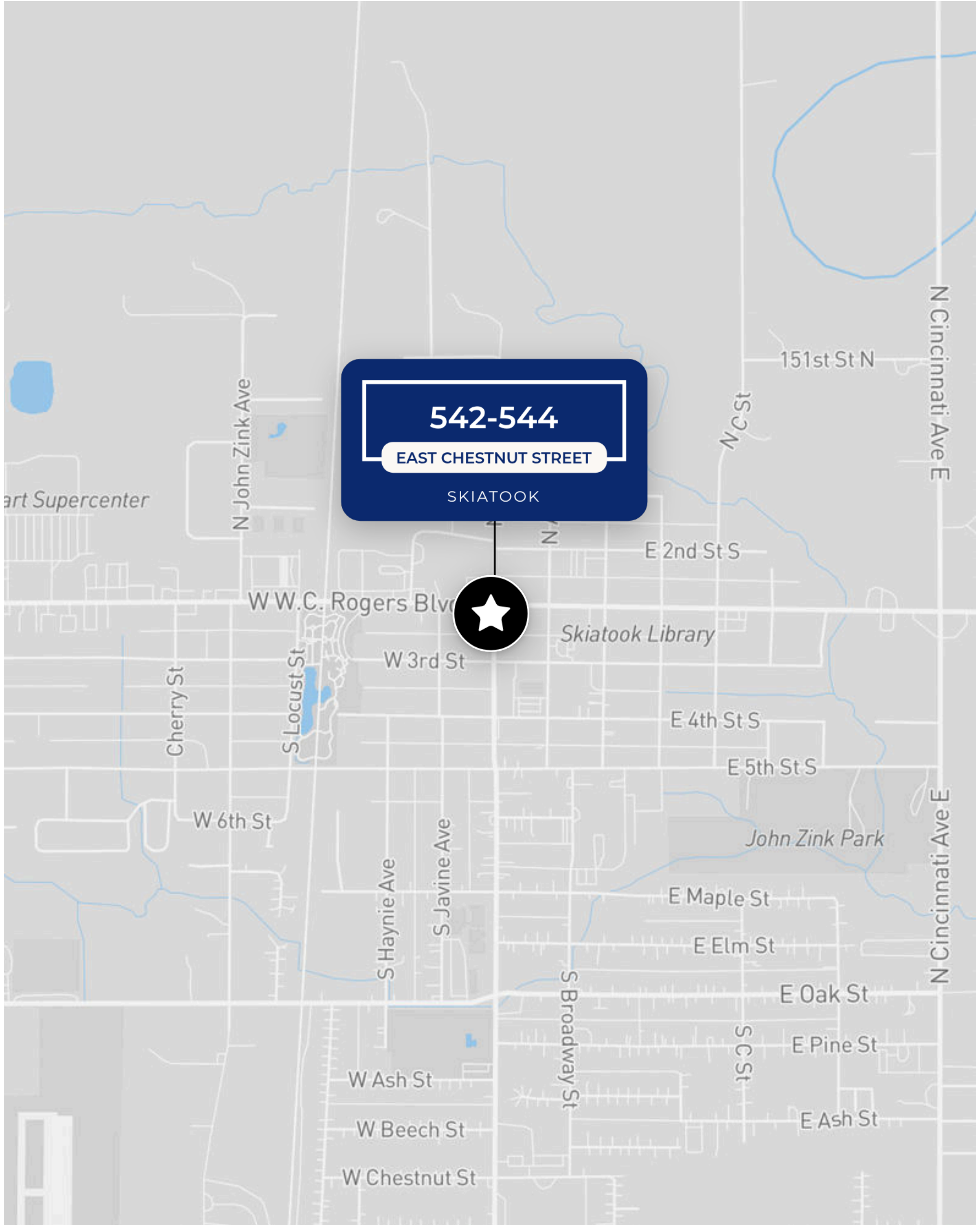
$390,000
INDICATED VALUE

4,700 SF
TOTAL PORTFOLIO SIZE

2
NUMBER OF BUILDINGS

PROPERTY DETAILS

Property Details	
Name of the Property	East Chestnut Portfolio
Address	542-544 East Chestnut Street, Skiatook, OK 74070
Indicated Value	$390,000
# of Buildings	2
Total Rentable SF	4,700 SF
Price per SF	$82.97
Occupancy	Vacant



PROPERTY HIGHLIGHTS

TWO-BUILDING RETAIL / INDUSTRIAL PORTFOLIO

The portfolio consists of two commercial buildings with a combined 4,700 square feet of improvements across .42 total acres, providing a versatile footprint for a variety of operations.

MARK-TO-MARKET RENT UPSIDE

Average asking rents range from $5.00 to $6.00/SF NNN annually, with Listing 1 (4,700 SF) generating $1,958–$2,350/month.

FLEXIBLE UTILITY FOR DIVERSE USERS

The properties provide physical competitive advantages for small-bay users, offering flexible utility that is highly adaptable for both retail and light industrial operations.

VERSATILE SITE CONFIGURATION

Featuring a well-balanced mix of a 3,200 SF retail/warehouse and a 1,500 SF warehouse, the layout accommodates a wide range of tenant requirements and operational needs.

DRIVE-IN OVERHEAD DOOR ACCESS

Both single-story structures feature convenient drive-in overhead door access, complemented by a large concrete parking and staging area that enhances logistical efficiency.

STRATEGIC LOCATION & ACCESS

Located at 542 East Chestnut Street in Skiatook, OK, the portfolio benefits from excellent access to Tulsa's broader economic drivers and industrial demand.


N Cincinnati Ave E
Southview Ln
E Chestnut St
11
542-544
EAST CHESTNUT STREET
SKIATOOK, OK

FINANCIAL ANALYSIS

SALES VALUATION ANALYSIS

Valuation is performed using a price-per-square-foot methodology applied to improved building areas. Low, Mid, and High scenarios reflect market variability and condition-adjusted pricing in the Skiatook/Tulsa County secondary market.

Properties A & B — Adjacent Parcels (Individual & Package)

Property	SF	$80/SF (Low)	$90/SF (Mid)	$100/SF (High)
A — 542 E. Chestnut (Retail Store/Warehouse)	3200	$256,000	$288,000	$320,000
B — 544 E. Chestnut (Warehouse)	1500	$120,000	$135,000	$150,000
A + B Package	**4700**	**$376,000**	**$423,000**	**$470,000**

Property B utilities are tied to Property A.

Portfolio Value Range Summary

Low: $376,000 | Mid: $423,000 | High: $470,000

LEASE / INCOME ANALYSIS

Lease analysis is presented on a Triple Net (NNN) basis — the tenant pays property taxes, insurance, and maintenance in addition to base rent. This structure is standard for commercial/industrial properties of this type in secondary Oklahoma markets. Rates are based on $5.00–$6.00/SF/year NNN.

LISTING 1 — 542 & 544 E. Chestnut (4,700 SF Combined) NNN Lease

Component	SF	$5.00/SF Monthly	$6.00/SF Monthly	$7.00/SF Monthly	$8.00/SF Monthly
542 E. Chestnut — Retail Store	3200	$1,333	$1,600	$1,866	$2,133
544 E. Chestnut — Warehouse	1500	$625	$750	$875	$1,000
Listing 1 Total	**4700**	**$1,958**	**$2,350**	**$2,741**	**$3,133**

LISTING 1 LEASE RANGE — NNN

$1,958/mo + NNN to $3,133/mo + NNN

SALES COMPARABLES

SALES COMPARABLES

204 W Rogers Blvd, Skiatook, OK 74070

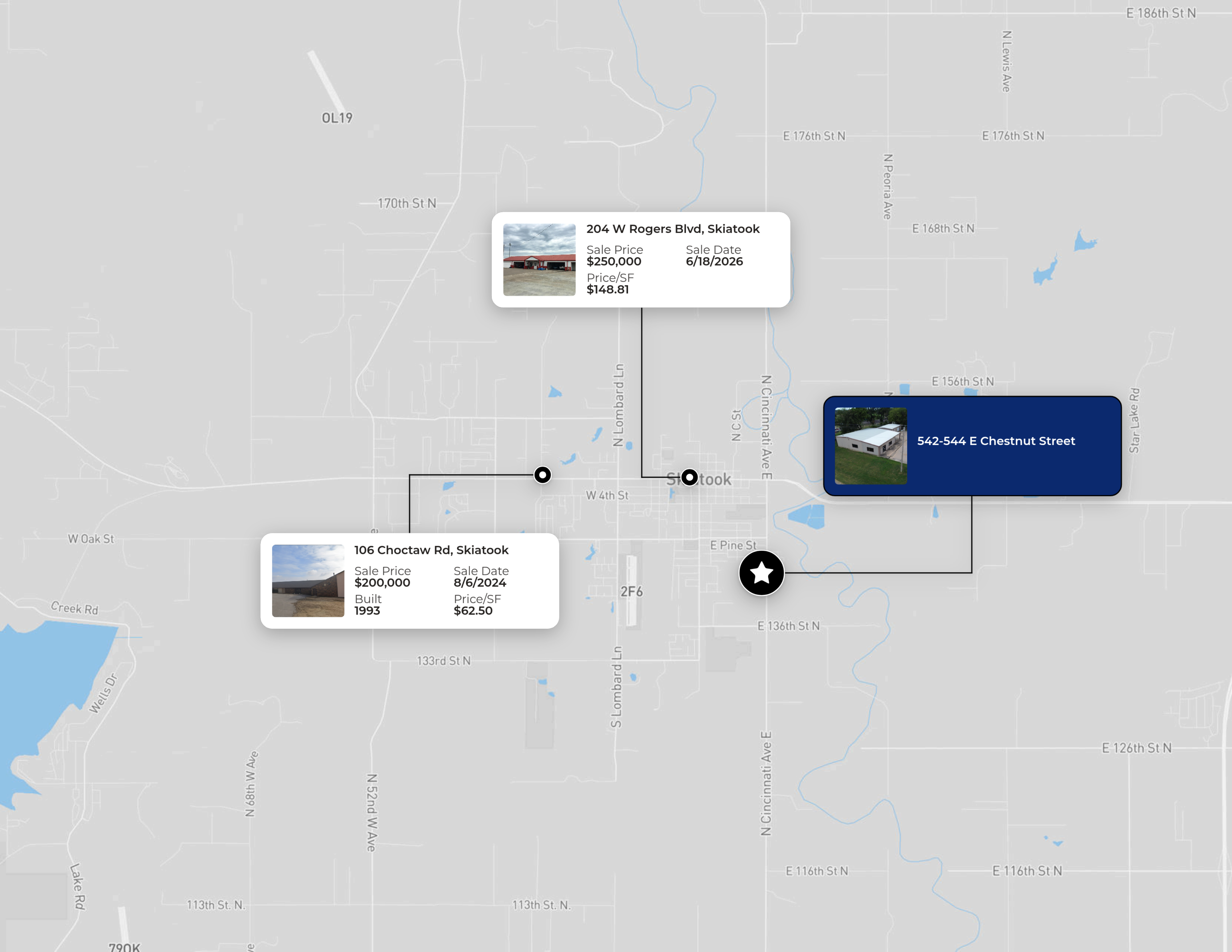
Property Type	**Retail**
Sale Date	**6/18/2026**
Sale Price	**$250,000**
Price per SF	**$148.81/SF**
Built	**2009**
Land Area	**0.36 AC**
GLA	**1,680 SF**

106 Choctaw Rd, Skiatook, OK 74070

Property Type	**Industrial**
Sale Date	**8/6/2024**
Sale Price	**$200,000**
Price per SF	**$62.50/SF**
Built	**1993**
Land Area	**1.16 AC**
GLA	**3,200 SF**

SALES COMPARABLES

Address	Property Type	Built	Sale Date	Sale Price	Price/SF	Land Area	GLA
204 W Rogers Boulevard	Retail	2009	6/18/2026	$250,000	$148.81	0.36 AC	1,680 SF
106 Choctaw Road	Industrial	1993	8/6/2024	$200,000	$62.50	1.16 AC	3,200 SF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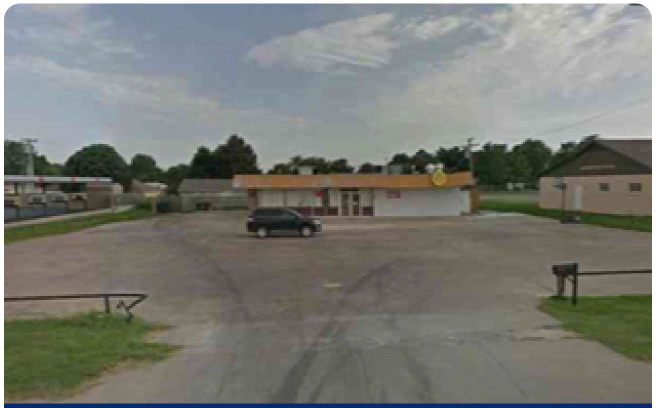
542-544 E Chestnut Street
106 Choctaw Rd, Skiatook
Sale Price
$200,000
Sale Date
8/6/2024
Built
1993
Price/SF
$62.50
E 186th St N
0L19
E 176th St N
E 176th St N
N Lewis Ave
N Peoria Ave
170th St N
E 168th St N
E 156th St N
N Lombard Ln
N C St
N Cincinnati Ave E
Star Lake Rd
W 4th St
W Oak St
E Pine St
2F6
Creek Rd
E 136th St N
133rd St N
Wells Dr
S Lombard Ln
E 126th St N
N 68th W Ave
N 52nd W Ave
N Cincinnati Ave E
E 116th St N
E 116th St N
Lake Rd
113th St. N.
113th St. N.

RENT COMPARABLES

RENT COMPARABLES



709 W Rogers Blvd

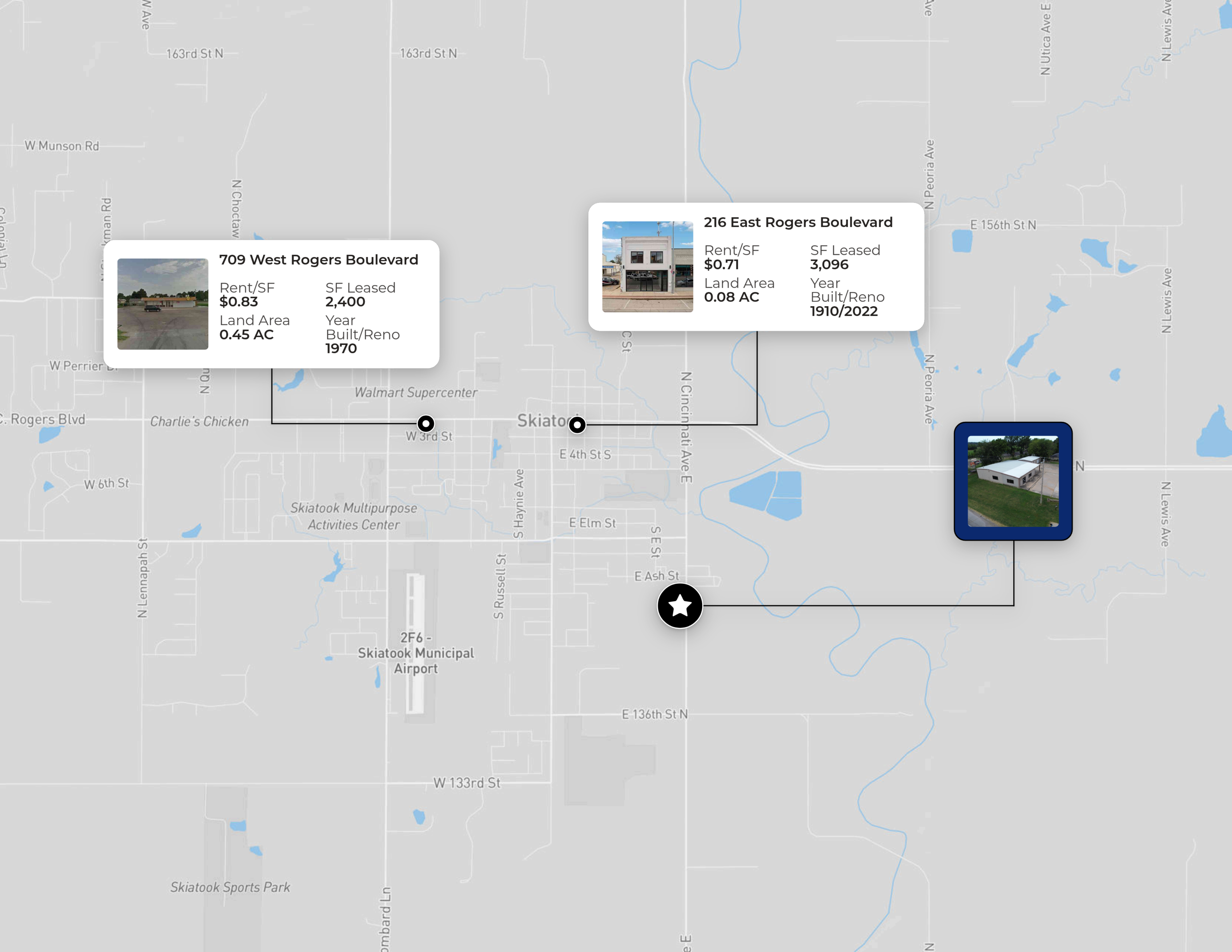
Rent / SF / Month	$0.83
Rent Annual	$24,000
SF Leased	2,400
% of Building	100%
Land Area	0.45 AC
Yr Built/Renovated	1970
Lease Type	Direct, New Lease
Signed Date	June 8, 2025

216 E Rogers Blvd

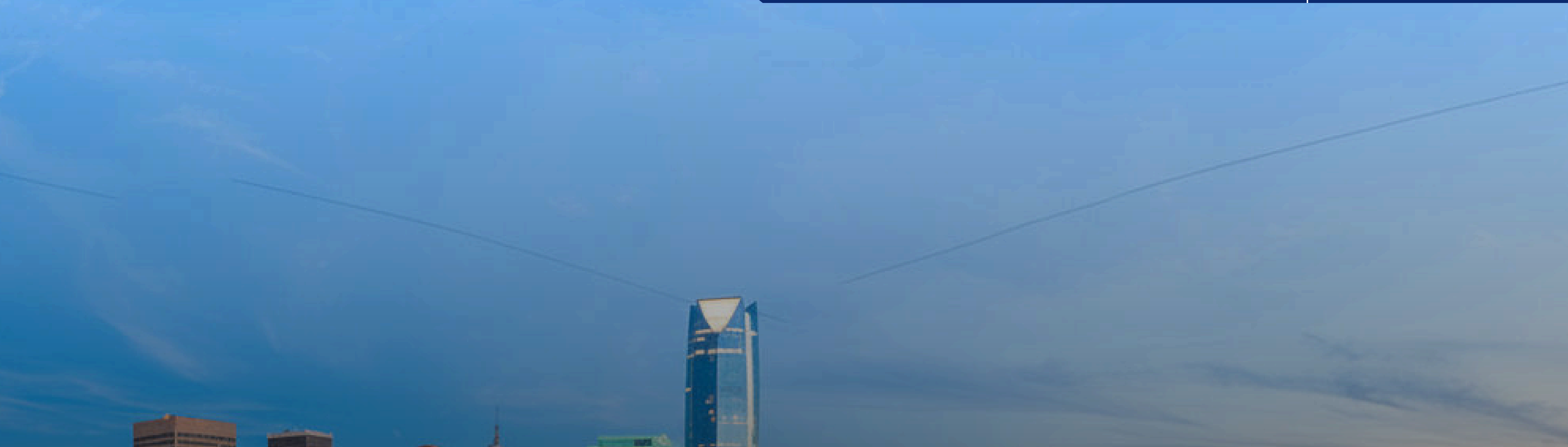
Rent / SF / Month	$0.71
Rent Annual	$26,409
SF Leased	3,096
% of Building	100%
Land Area	0.08 AC
Yr Built/Renovated	1910/2022
Lease Type	Direct, New Lease
Signed Date	February 1, 2026

RENT COMPARABLES

Address	Rent/SF	Rent Annual	Size Leased SF	Land Area AC	Yr Built/Renovated
709 W Rogers Blvd	$0.83	$24,000	2,400	0.45	1970
216 E Rogers Blvd	$0.71	$26,409	3,096	0.08	1910/2022


709 West Rogers Boulevard
Rent/SF
$0.83
SF Leased
2,400
Land Area
0.45 AC
Year Built/Reno
1970
216 East Rogers Boulevard
Rent/SF
$0.71
SF Leased
3,096
Land Area
0.08 AC
Year Built/Reno
1910/2022
163rd St N
163rd St N
W Munson Rd
W Perrier
Rogers Blvd
Charlie's Chicken
Walmart Supercenter
W 3rd St
E 4th St S
W 6th St
Skiatook Multipurpose Activities Center
E Elm St
E Ash St
2F6 - Skiatook Municipal Airport
E 136th St N
W 133rd St
Skiatook Sports Park
E 156th St N
N Peoria Ave
N Utica Ave E
N Lewis Ave
N Cincinnati Ave E
S Haynie Ave
S Russell St
N Lennapah St
N Choctaw
S E St
C St

MARKET OVERVIEW



MARKET OVERVIEW

Skiatook is an Osage County community within the Tulsa, OK MSA, roughly 20 miles northwest of downtown Tulsa, "The Gateway to the Osage." Population approximately 8,450 at the 2020 census, estimated 8,879 by 2024, reflecting steady growth north of Tulsa.

Small-format commercial space in Skiatook is tight: CoStar shows Osage County submarket 1-3 star retail vacancy of just 1.5% as of 2025 Q2 (vs 3.0% market overall), and 2.3% as of the June 2026 comp sale (vs 3.1% market overall). Market rents are rising: submarket 1-3 star asking rent $0.92/SF/month as of 2025 Q2 (+1.4% YOY), $0.94/SF/month (+2.4% YOY) at the June 2026 reading; Tulsa market overall $1.24–$1.29/SF/month.

Sales activity is accelerating: 12-month submarket sales volume of $2.77M as of mid-2026, up from $1.59M the prior year, with a market sale price per area of $67/SF; average months on market of 4.6 and falling. Skiatook's economy is supported by healthcare, retail, and education, and the city is actively courting retail development along its SH-20 corridor — demand context that supports both owner-user and investor exits for small retail/warehouse product.

MARKET HIGHLIGHTS

PROXIMITY TO TULSA EMPLOYMENT HUBS

Skiatook offers strategic access to major regional workforce centers within the Greater Tulsa MSA. The property sits within minutes of key local and regional drivers including Skiatook Public Schools, Osage Casino, and major industrial hubs along the SH-11 and US-75 corridors.

EXCELLENT REGIONAL ACCESSIBILITY

Situated right off OK-20 and Highway 11, the location provides seamless connectivity to Highway 75, downtown Tulsa, and Tulsa International Airport (under 25 minutes). This position makes commuting simple for local workers and logistics hassle-free for commercial users.

EXPANDING LOCAL COMMERCIAL BASE

The Osage County submarket continues to see steady commercial growth, driven by expansion across retail, light industrial, and hospitality sectors. Strong demand for flexible small-bay commercial space provides a solid foundation for high occupancy and reliable revenue.

STRATEGIC TULSA METRO GROWTH

Skiatook is benefiting directly from the ongoing expansion of the northern Tulsa suburban footprint. As homebuyers and businesses seek accessible, low-density locations, the local population and trade area continue to expand steadily.

LOW VACANCY & HIGH LEASING VELOCITY

Small-format commercial and industrial spaces in the immediate submarket maintain exceptionally tight vacancy rates (under 2.5%). Short marketing windows and robust tenant demand ensure fast absorption rates and strong pricing power.

QUALITY LOCAL COMMUNITY & SCHOOLS

Skiatook provides a highly desirable, family-friendly environment backed by strong community investments and a well-regarded public school district—boosting long-term residential appeal and supporting local economic stability.

MAJOR EMPLOYERS

The Skiatook area, positioned within the booming Tulsa MSA, offers a stable economic base that supports a high quality of life and consistent rental demand. The local economy is diverse, anchored by an exceptional education system, robust public services, retail, and manufacturing sectors. Leading area employers, including Skiatook Public Schools, Osage Casino, and major national retailers, provide thousands of steady jobs, contributing to a vibrant and resilient local community.

The property's location on E Chestnut Street is exceptionally convenient, ensuring quick commutes and steady leasing velocity due to its proximity to the community's primary job centers and commercial corridors. Educational and community institutions like Skiatook Public Schools and municipal government operations are just minutes away, bolstering employment and housing demand. With easy access to major national retailers like Walmart and various local manufacturers, the region benefits from a well-rounded and growing economic foundation. This ideal mix of employers provides long-term support for occupancy and potential rental growth at 542 E Chestnut St.

Employer	Industry	# of Employees	Distance
Skiatook Public Schools	Education	300+	0.8 miles
Osage Casino - Skiatook	Hospitality/Gam	150+	1.1 miles
City of Skiatook	Government	75+	0.5 miles
Walmart Supercenter	Retail	200+	1.3 miles
Tulsa International Airport Area	Aerospace/Logis	10,000+	22.0 miles
Tulsa Port of Catoosa	Manufacturing/ Logistics	3,000+	24.0 miles

EMPLOYERS MAP

AMENITIES MAP

542 East Chestnut Street,
Skiatook, OK
Skiatook Municipal
Airport - 2F6
1 min Drive (1.2
mile)
Tulsa
TUL
60
123
11
99
20
75
66
44
169
64
69
412
51
33

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