



HOBBY LOBBY at Sooner Rose Shopping Center **South East 15th Street and South Sooner Road Midwest City (OK) OK**

Price: \$8,150,000 | 6.25 Cap | Six Years Remaining on a Double Net Lease + Options



- Shopping Center gets 5.2 million visits per year and growing
- Hobby Lobby is considered investment grade
- Across from 1# Walmart Supercenter in Oklahoma & Home Depot
- Shadow anchored by Academy, Burlington, and Regal Warren Cinemas
- Hobby Lobby build to suit with low rent of \$9.25 psf
- Located 10 miles for Hobby Lobby's Headquarters



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REALTY ADVISORS

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Also for Sale: Del Crest Center and Dollar Tree, Rally House Fuzzy's Taco Shop, Mountain Mike's Pizza Strip (SR2)



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Investment Highlights: Hobby Lobby at Sooner Rose

Location: Sooner Rose Shopping Center, Midwest City, OK **Key Neighbors:** Directly across from Oklahoma's #1 Walmart Supercenter and Home Depot.

The Tenant: Hobby Lobby (Corporate Headquarter Proximity)

- **Operational History:** 35 years of successful operation in Midwest City.
- **Strategic Relocation:** This site is a 55,000 SF build-to-suit endcap, recently relocated from a former supermarket nearby.
- **Strong Credit Profile:** Hobby Lobby is debt-free and self-funds its facilities. Lenders typically view their "default risk" as extremely low, comparable to **BBB+ or A-rated** entities.
- **Local Dominance:** Located just 10 miles from Hobby Lobby's 12 million SF corporate headquarters and manufacturing campus in Oklahoma City.

The "Tinker Effect"

The property is situated just **2 miles from Tinker Air Force Base**, the nation's largest maintenance, repair, and overhaul (MRO) facility.

- **Economic Impact:** Tinker's annual economic impact has surged from \$4.5 billion to **\$7.5 billion**.
- **Future-Proofed:** The base is the exclusive maintenance hub for the next-generation **B-21 Raider stealth bomber**, ensuring long-term regional stability.

Complementary Investment Opportunities

Beyond the Hobby Lobby endcap, additional parcels in the immediate vicinity are available:

- **Sooner Rose 4-Tenant Strip:** \$7,500,000 (**7.5% Cap**). Tenants include Dollar Tree, Fuzzy's Taco Shop, Rally House, and Mountain Mike's Pizza.
- **Del Crest Center:** \$9,450,000 (**7.6% Cap**). Anchored by BioLife, Harbor Freight, and Boot Barn.

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



★ SITE


**TINKER AIR
FORCE BASE**

Sooner Rose Midwest City, OK Photos – Hobby Lobby



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Hobby Lobby Midwest City, OK Rent Roll and Pricing



Tenant	Sq Ft	Commencement	Expiration	Annual Rent	PSF
Hobby Lobby		11/1/2016	10/31/2031		
15 -Yr Base Term with \$0.50 PSF increases every 5-Yrs	55,000	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
Options		11/1/2031	10/31/2036	536,250	9.75
		11/1/2036	10/31/2041	563,750	10.25
		11/1/2041	10/31/2046	591,250	10.75
		11/1/2046	10/31/2051	618,750	11.25
Price	8,150,000				
Triple Net Rent	508,750				
Cap Rate	6.24%				

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



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

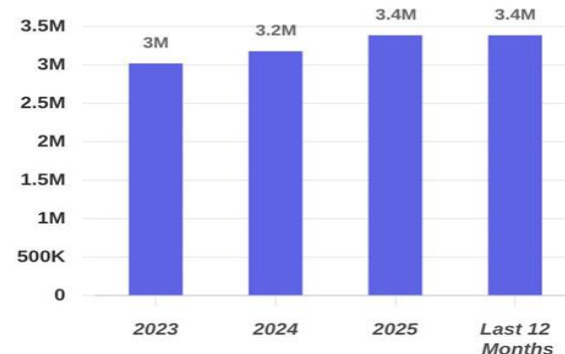
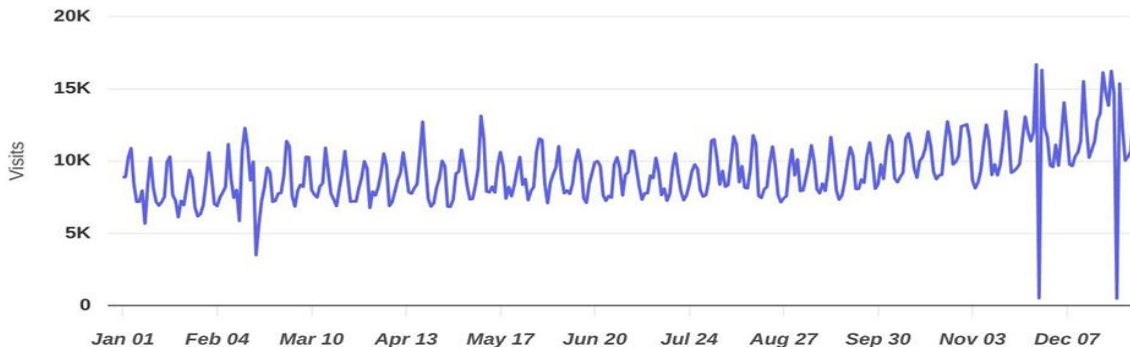


Category: Superstores | Visits | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Walmart

Tinker Diagonal St, Del City, OK



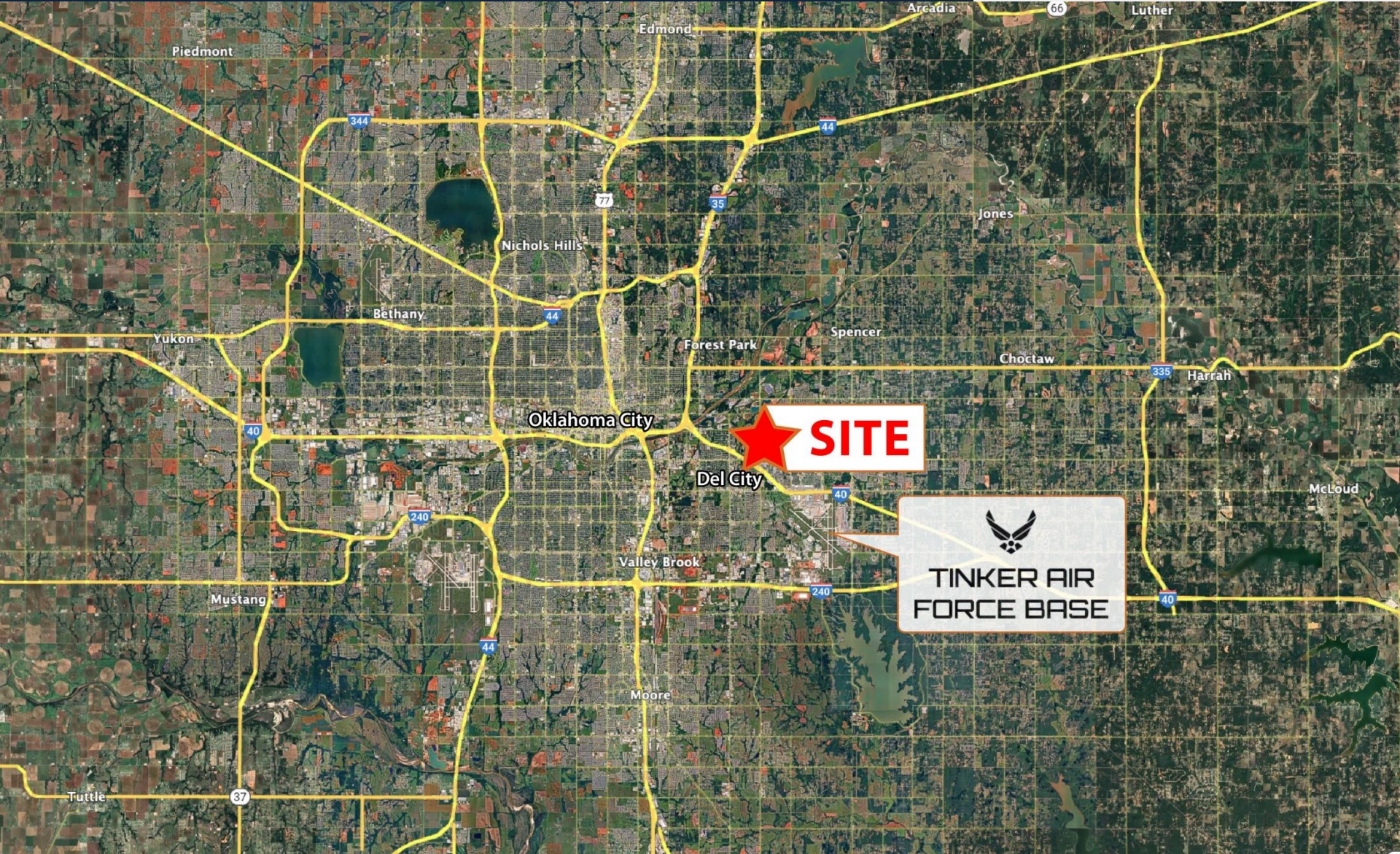
Daily | Visits | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



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INVESTMENT OVERVIEW

Midwest City, OK Location Map





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.

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)



Tinker Air Force Base recently underwent a **131-acre expansion** to accommodate 1,000 new jobs for **Northrop Grumman** and **Lockheed Martin**. As of 2026, the base supports 30,000 direct employees and 33,000 secondary personnel. Major private-sector neighbors include **Boeing**, the city's largest private aerospace employer (~3,500+ employees) and **Pratt & Whitney**, which operates a **brand-new 845,000-square-foot engine facility** for the F-35 and B-52 (opened Oct 2024). Sooner Rose serves as a primary retail hub for this massive workforce, which generates a total annual economic impact of **\$7.5 billion up from 4.5 billion in 2023**.

Hobby Lobby Midwest City, OK

Placer Visit Report



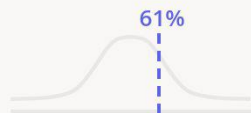
Ranking Overview

Hobby Lobby

SE 15th St, Midwest City, OK

Nationwide

386 / 1,008



Oklahoma

8 / 26



50 miles

3 / 11



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
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6.5% Rent to Sales Ratio

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INVESTMENT OVERVIEW

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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