



Sooner Rose Community Shopping Center

South East 15th Street and South Sooner Road Midwest City (OKC) OK

Price: \$20,000,000 | 7.1 Cap | Top 8% Performer for Community Shopping Centers Nationally



- 5.2 million visits per year and growing
- 2 miles from Tinker AFB with a 7.5 billion total economic impact
- 48% of income is from Hobby Lobby and Dollar Tree + 34% corporate rent
- Near 1# Walmart Supercenter in Oklahoma and Home Depot
- Hobby Lobby build to suit with low rent of \$9.25 psf
- Primary retail destination for Tinker's 63,000 workforce and Rose State



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REALTY ADVISORS

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Midwest City, OK
 Sooner Rose – Hobby Lobby – Sooner Rose 2 – Sooner Rose 3



Also, for sale

BOOT BARN
metro
 by T-Mobile
HARBOR FREIGHT
 QUALITY TOOLS LOWEST PRICES

golden corral
 Buffet & Grill

The City Buffet
Chick-fil-A
MO'BEITANS
 HAWAIIAN STYLE FOOD
HTeaO
 HAWAIIAN STYLE FOOD
Wendy's

Walmart

NISSAN

WAFFLE HOUSE

S Sooner Rd (16,610 VPD)

HOBBY LOBBY

Academy
 SPORTS+OUTDOORS

Burlington
 coat factory

SR2

FUZZY'S
 TACO SHOP

DOLLAR TREE
MOUNTAIN MIKE'S
RALLY HOUSE

REGAL

SR3

WHATABURGER
 Olive Garden

smoke & vape
UPTOWN CHEAPSKATE
BIG'S
 PORK & DREAMS
Louie's

SE 15th St (8,001 VPD)

THE HOME DEPOT

SMOOTHIE KING
DUTCH BROS
 Coffee

crumbl
 cookies

Black Bear Diner

ROSE STATE COLLEGE



For sale is the **Sooner Rose Shopping Center**, where **Hobby Lobby and Dollar Tree represent 48% of rental income**. The property is shadow-anchored by Burlington, Academy Sports + Outdoors, and Regal Cinemas, with the #1 performing Walmart Supercenter in Oklahoma and Home Depot directly across SE 15th Street. Additional corporate tenants representing 34% of the property's income include Dine Brands' Fuzzy's Taco Shop (12%), Rally House with 300 locations (10%), and Louie's Grill & Bar—part of the 85-unit Hal Smith Restaurants group (9%). The center is near to Rose State College with 9,500 students and faculty.

It is an irreplicable location ranking **#1 of all centers within 50 miles**. It 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. Tinker's strategic importance is reinforced by its selection as the **exclusive maintenance hub for the next-generation B-21 Raider stealth bomber**, a decades-long assignment based on the base's unrivaled industrial expertise. Further cementing its future, the 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**.

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



 **SITE**


**TINKER AIR
FORCE BASE**



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Tinker AFB Proximity

Sooner Rose Midwest City, OK Rent Breakdown and Pricing



		Tenant		Percent of Income
Investment Grade Income	508,750	Hobby Lobby	Investment Grade Equivalent - No Long Term Debt	36%
	177,450	Dollar Tree (BBB)	S&P BBB investment grade	12%
	686,200			
Corporate Income	163,338	Fuzzy's Taco Shop	120 locations and part of Dine Brands Global (NYSE: DIN) with 3,500 locations (Applebee's & IHOP)	11%
	126,861	Rally House	300 locations in 22 States - Family Owned	9%
	123,750	Louie's	Hal Smith Restaurants, which operates 85 restaurants in 7 Midwest states	9%
	<u>70,000</u>	World of Smoke & Vape	50 locations and approx \$400,000 invested in TI. Benefits from proximity to Rose State College and Tinker AFB	5%
	483,949			
Franchisee / Local Income				
	94,360	Mountain Mike's Pizza	Kangs family, a premier franchisee selected for brand expansion - \$750k invested in TI - Mountain Mike's has 315 locations	7%
	77,000	Big O Pork & Dreams *	Three locations, Midwest City, Edmond OK and permanent concession at Paycom Center home of OKC Thunder	5%
	<u>79,475</u>	Uptown Cheapskate	Billie Baird, a successful multi-unit operator in the Oklahoma market. Sales exceed 1.0m at this location	6%
	250,835			
Total Rent	1,420,984	100%		
Investment Grade	686,200	48%		
Corporate	483,949	34%		
Franchisee	250,835	18%		
Investment Grade + Corporate	1,170,149	82%		
Total Combined Rent	1,420,984			
Price and Cap	20,000,000	7.10%		

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Pricing and Rent



Sooner Rose Midwest City, OK Photos – Hobby Lobby



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Property Photos Hobby Lobby

Sooner Rose Midwest City, OK

Photos – Sooner Rose 2



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



Tenant	Commencement	Expiration	Annual Rent	PSF	
Hobby Lobby	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	
Escalated Rent as of 11/1/2026	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	

55,000 SF Build to Suite for Hobby Lobby - TIF and only \$50 psf Landlord Contribution to the Building

Sooner Rose 2 Rent Roll						
Tenant	Square Footage	Commencement Date	Expiration Date	Annual Rent	PSF	Remaing Term (Yrs) As of 1/1/2026
Fuzzy's Tacos	4,200	10/15/2019	10/16/2024	148,470	35.35	
2 five years renewals 10% increases each five years		10/17/2024	10/16/2029	163,338	38.89	3.79
Dollar Tree	10,500	2/1/2025	1/31/2035	177,450	16.90	9.08
4 five year renewals with \$0.50 psf increases each five years						
Rally House	5,178	10/18/2024	10/17/2029	126,861	24.50	
2 five year renewals 10% increases each five years		10/18/2029	10/17/2034	139,547	5.34	8.79
Mountain Mike's Pizza	2,696	9/9/2025	9/8/2030	94,360	35.00	
2 five year renewals 10% increases each five years		9/9/2030	9/10/2035	103,796	38.50	9.69
Total	22,574			562,009	24.90	WALT = 8.76



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Rent Roll Hobby Lobby and Sooner Rose 2

Sooner Rose Midwest City, OK

Photos – Sooner Rose 3

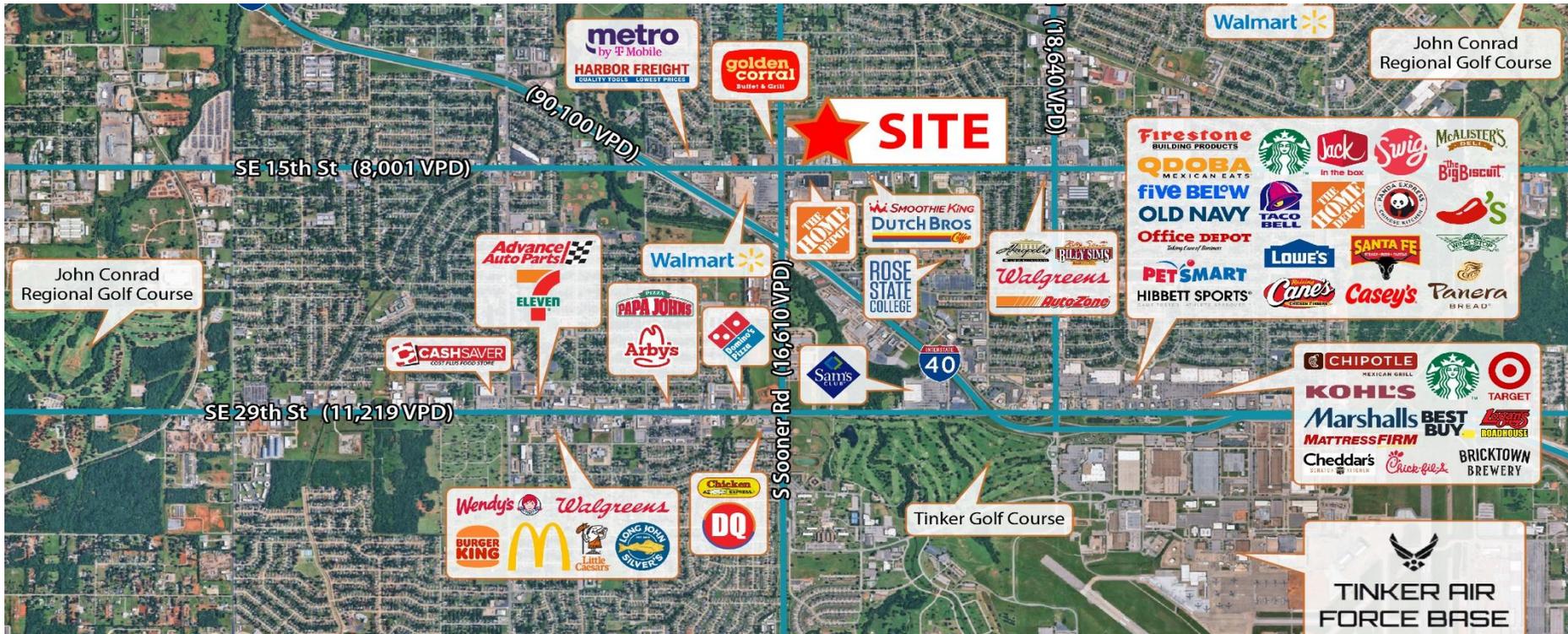


Sooner Rose Midwest City, OK

Sooner Rose 3 Rent Roll



SR3 Tenant	Size	Rent PSF	Commencement Date	Expiration Date	Annual Rent	Term	Increases	Options	Rent PSF
Louie's	4,500	25.00	6/15/2020	6/14/2030	123,750	10 Years	10% 5 years	2-5 Year	27.50
World of Smoke & Vape	2,500	28.00	3/1/2025	2/28/2030	70,000	5 years	10% 5 Years	1-5 Year	28.00
Big O Pork & Dreams (as of 7/1-2026)	2,500	28.00	7/1/2021	6/16/2028	77,000	7 Years	10% 5 Years		30.80
Uptown Cheapskate	4,250	17.00	11/1/2020	10/31/2030	79,475	5 Years	10% Options	2-5 Year	18.70
Total	13,750				350,225				



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Sooner Rose 3 Rent Roll OVERVIEW

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)



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INVESTMENT OVERVIEW

Sooner Rose Midwest City, OK

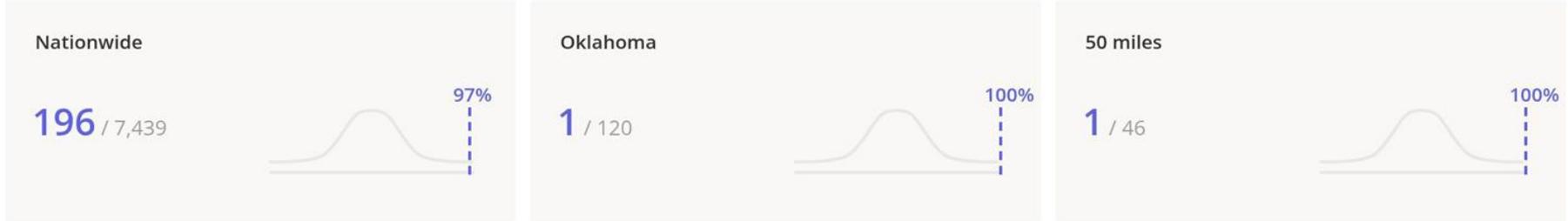
Placer Visit Report Walmart Supercenter #1 in the state of Oklahoma



Ranking Overview

Walmart

Tinker Diagonal St, Del City, OK

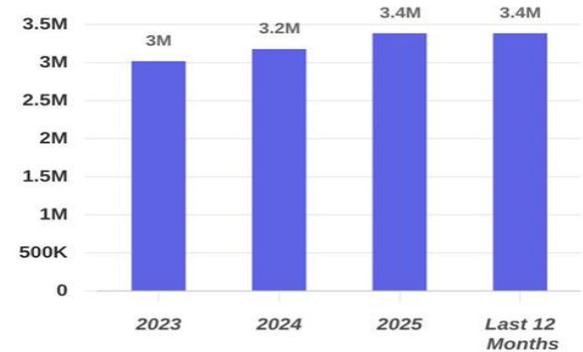
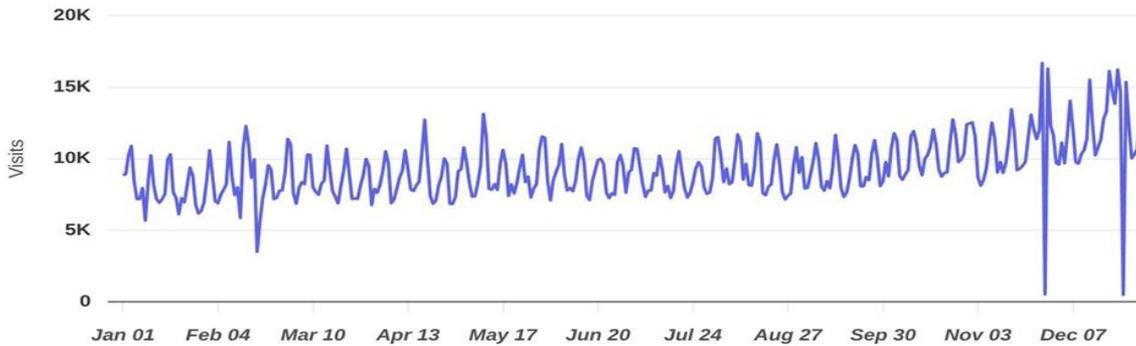


Category: Superstores | Visits | Jan 1st, 2025 - Dec 31st, 2025
 Data provided by Placer Labs Inc. (www.placer.ai)



Walmart

Tinker Diagonal St, Del City, OK



Daily | Visits | Jan 1st, 2025 - Dec 31st, 2025
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INVESTMENT OVERVIEW

Sooner Rose Midwest City, OK Placer Visit Report



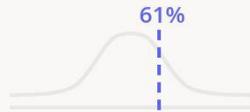
Ranking Overview

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.

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INVESTMENT OVERVIEW



Ranking Overview

Louie's Grill & Bar

Se 15th St, Midwest City, OK

Nationwide

4 / 13



Oklahoma

4 / 13



50 miles

3 / 9



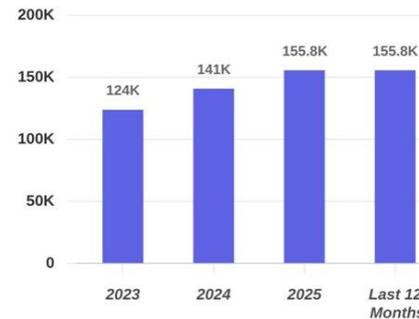
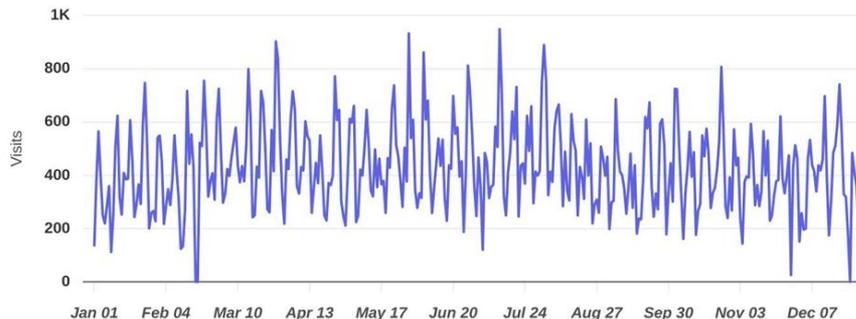
Chain: Louie's Grill & Bar | Visits | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Louie's Grill & Bar

Se 15th St, Midwest City, OK



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





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

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