



SOONER INVESTMENT
Commercial & Investment Real Estate

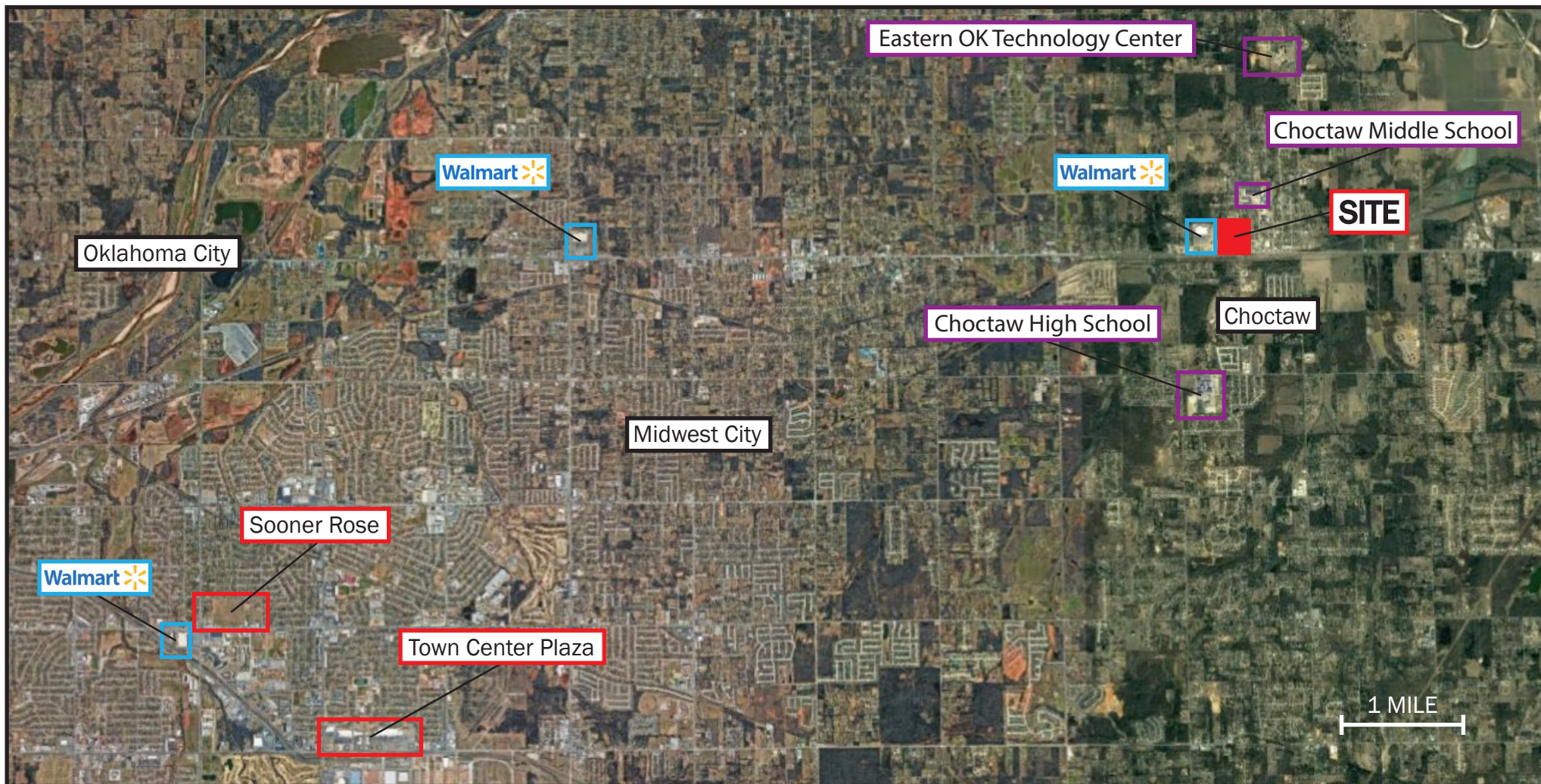
CHOCTAW MARKETPLACE
Choctaw, OK

FOR MORE INFORMATION, PLEASE CONTACT US AT:

(405) 602-6400

bgoodwin@soonerinvestment.com

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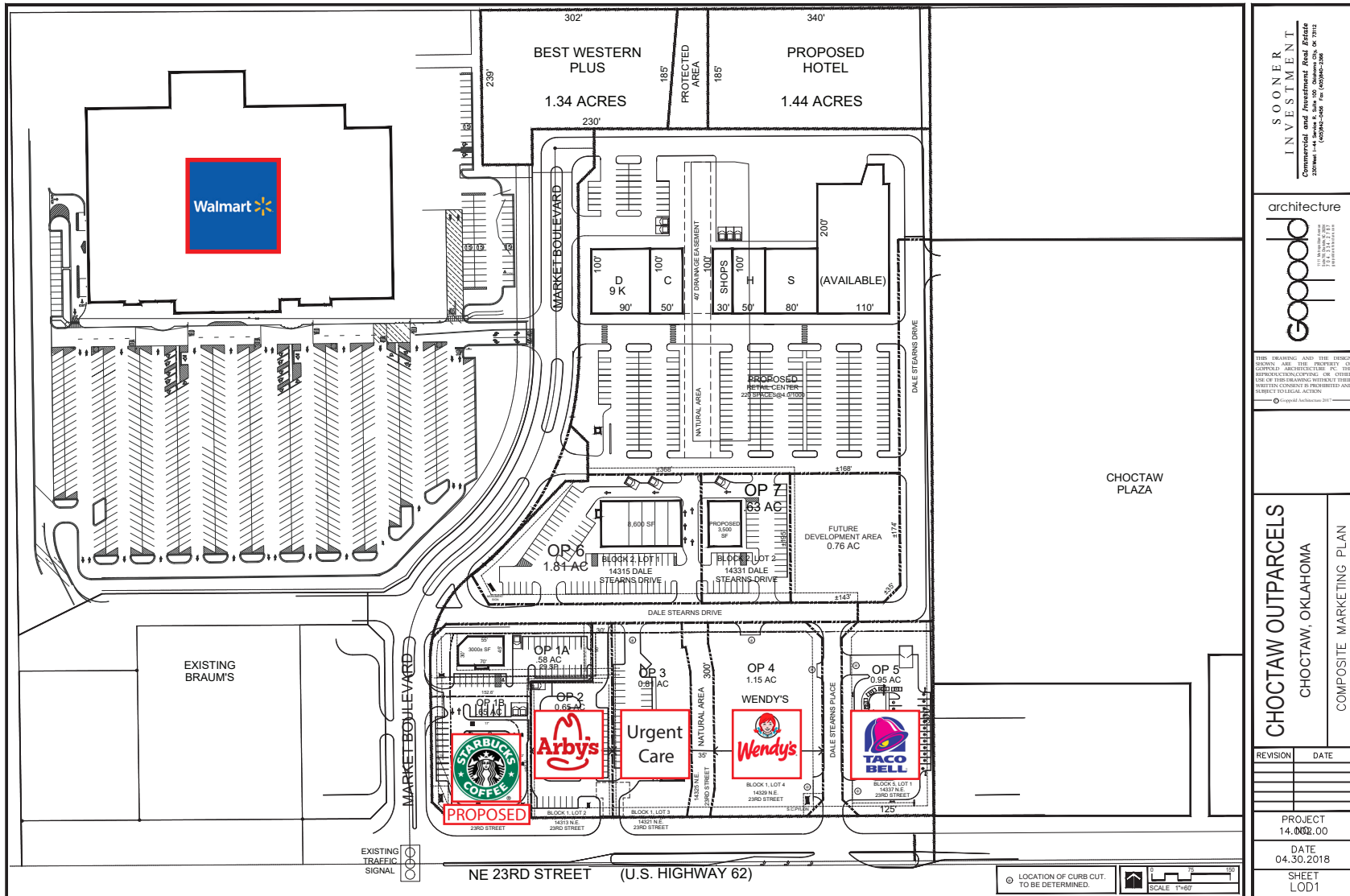
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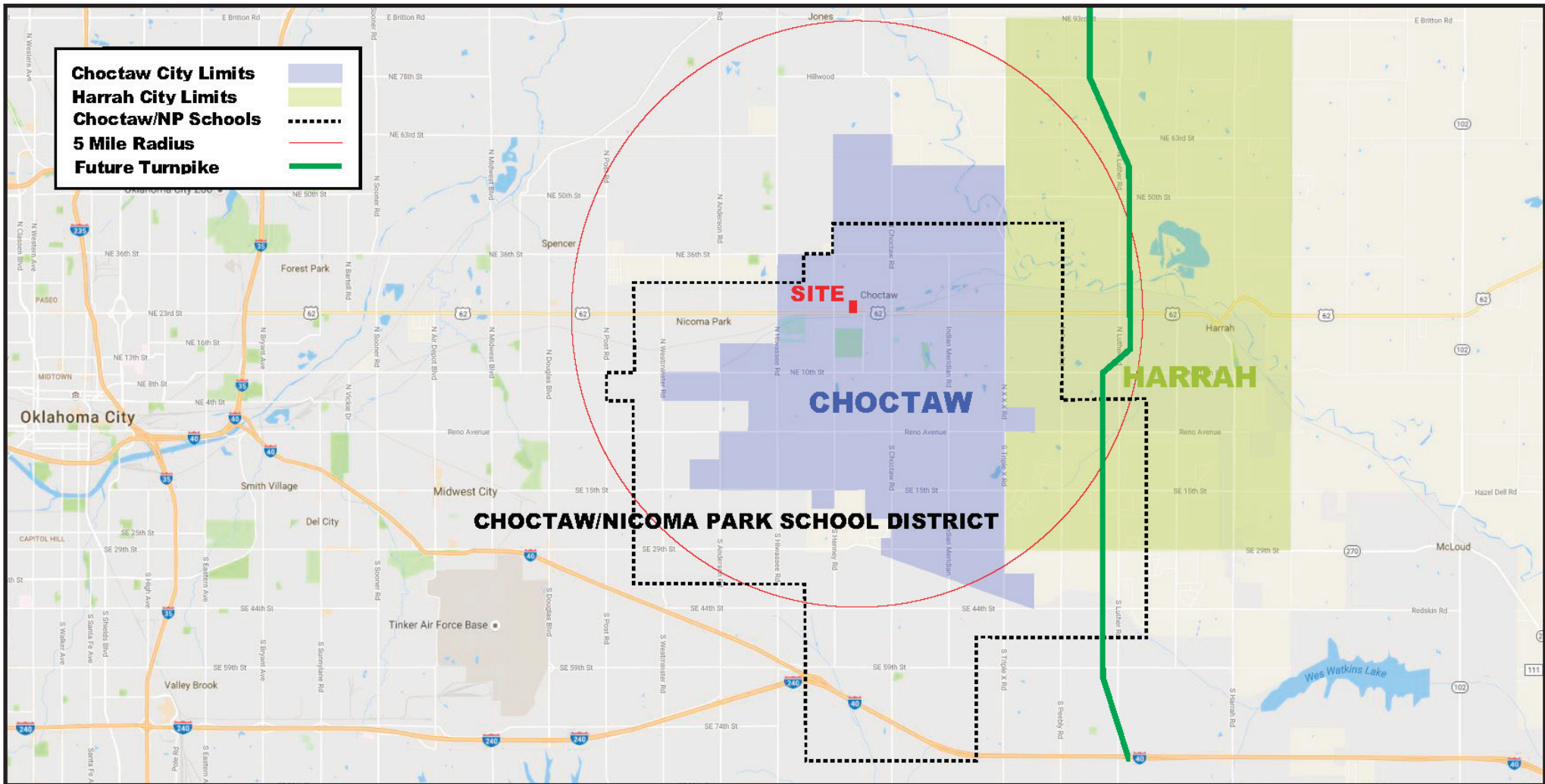
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CHOCTAW AREA DEMOGRAPHICS



Actual Growth Since 2010
 • 10 miles: 7.5% (8500)
 • 25 miles: 9.4% (98,800)

POPULATION

10 miles: 119,913 25 miles: 1,147,901

Projected Growth 2016-2021
 • 10 miles: 5.8% (6,905)
 • 25 miles: 6.6% (76,033)

Married Families
 • 10 miles: 69%
 • 25 miles: 63%

Population Between Ages
 of 25-45 Years
 • 10 miles: 25%
 • 25 miles: 27%



NEARBY COLLEGES, UNIVERSITIES, TECH SCHOOLS



- 18 Colleges and Universities with 120,000 students within 25 mile radius
- 8 Career Tech Schools with annual enrollment of approximately 118,000 within 25 mile radius

HOUSEHOLD INCOME

Median Household
Income

- 10 miles: \$65,150
- 25 miles: \$73,417

Households with
Income Over \$75,000

- 10 miles: 15,278
- 25 miles: 157,011



MEDIAN HOME VALUE

- 4 Bedroom: \$224,000
- 3 Bedroom: \$136,000
- 2 Bedroom: \$100,000

AREA EMPLOYMENT



Number of Businesses
 • 10 miles: 3,346
 • 25 miles: 51,842

Number of Employees
 • 10 miles: 32,997
 • 25 miles: 604,835

DAILY TRAFFIC COUNT

- I-40/Triple X Road: 45,500 (2010)
- Northeast Oklahoma County Turnpike Loop construction set to begin June 2017



- NE 23rd/Choctaw Road: 16,600 (1998)
- NE 23rd/Indian Meridian: 13,068 (2015)
- NE 23rd/Harper: 14,967 (2015)

Most Information Provided by OKCEDIS, Population Data as of 2016
 Data Details from Intersection of NE 23rd Street and Indian Meridian



2017 BCM Sports Statistical Data



2017 TOURNAMENT DATA

Number of Tournaments: 25

Number of Tournament Teams: 703

Number Out of Town Teams: 649

Total Tournament Games: 1407

2017 LEAGUE DATA

Number of League Team: 111

Total League Games: 1021

Total Number Games: 2428

Gate Attendance: 48423

Gate Attendance does not include children 16 and under or players

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CHOCTAW DEVELOPMENT SUMMARY

Choctaw is an eastern Oklahoma County suburb of the Oklahoma City Metro Area. Often considered a remote area, Choctaw is only 25 minutes east of Downtown Oklahoma City and 15 minutes from Tinker AFB & Logistics Center. Due to the eastern location, Choctaw has been off the retail radar screen for a long time. However, the demographics and growth potential of this Market are surprising. The population within a 5 mile radius of this site is 40,000 persons. This 5 mile radius includes all of Choctaw, parts of Harrah and Nicoma Park, as well as unincorporated residential areas. The 5 mile radius also includes the Choctaw-Nicoma Park School District, which is a 6-A District and highly rated academically.

The City of Choctaw issued more residential building permits last year, than the City of Midwest City. The average annual household income is over \$67,000 with over 20% of households in this area reporting over \$100,000 in annual income. The major catalyst behind the growth of the Choctaw area, is the Choctaw school system. Over the past 5 years, the School District has spent over \$100 million providing for the renovation of every classroom in the district, 2 new elementary schools, new sports facilities, and a new High School football stadium.

This infrastructure has provided the basis for strong residential suburban growth for this area. The strong population growth in Choctaw has created a severely underserved market from a retail perspective. The retail operations in Choctaw prior to the Wal-Mart Supercenter opening, consisted of a dollar store, very old and poorly operated grocery store, and a few fast food outlets. Outside of the area, shopping alternatives are a Wal-Mart Supercenter 5 miles to the west and the Sooner Town Center in Midwest City, which is over 11 miles to the southwest. The new Choctaw Wal-Mart Supercenter, opened very strongly and, according to reports, is on track to achieve about \$70 million in sales the first year. The proposed CHOCTAW MARKETPLACE is situated to provide the retail shopping that is lacking in this market of 40,000 people and to provide retail alternatives to Choctaw, Harrah, Jones, and other eastern Oklahoma County communities.

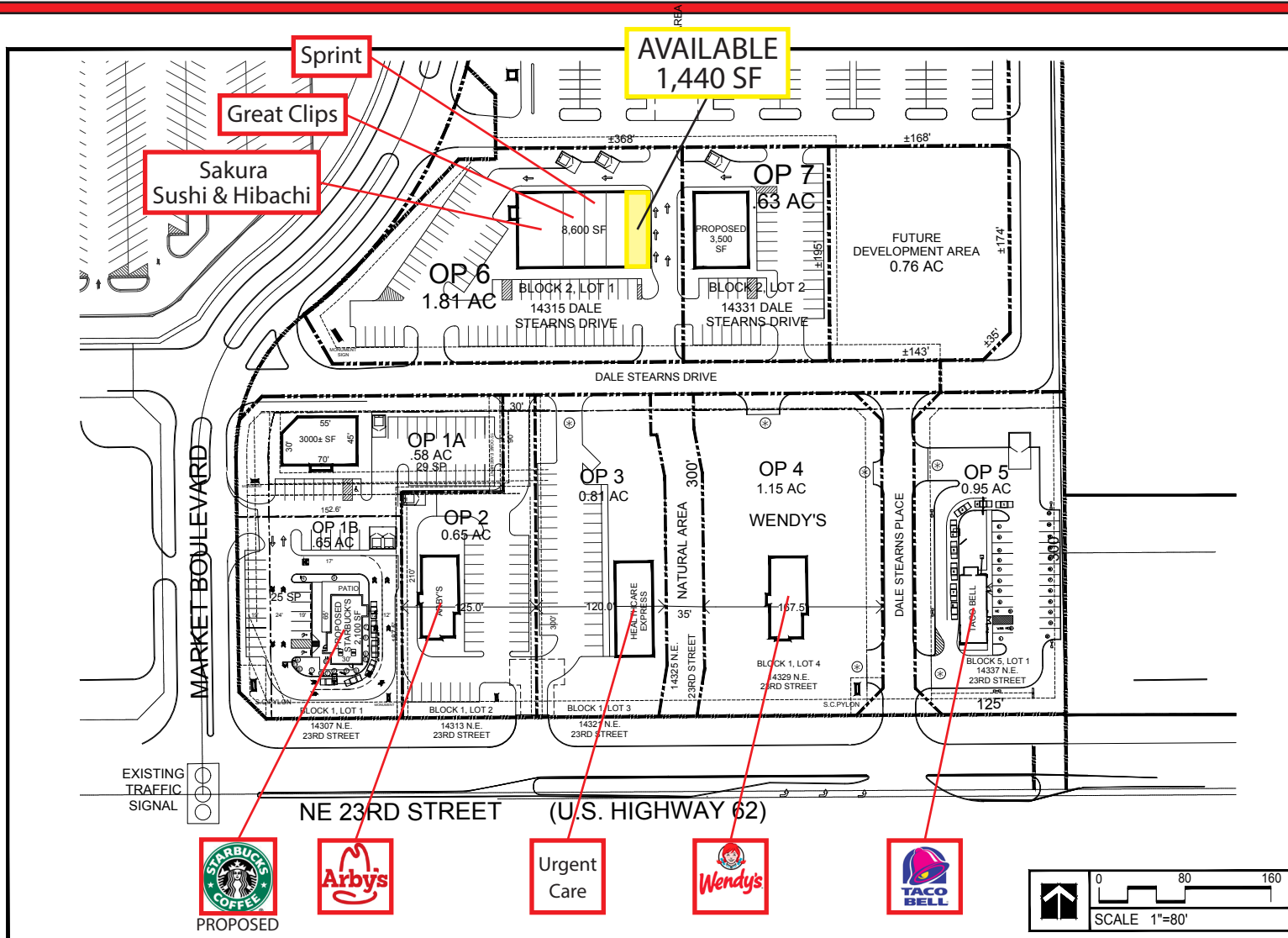
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| architecture GOODWIN <small>1000 North 1st Street, Suite 100, Choctaw, OK 73015</small> <small>(405) 602-6400</small> | |
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| CHOCTAW OUTPARCELS CHOCTAW, OKLAHOMA MARKETING PLAN | |
| PROJECT NO. 14.002.00 | |
| DATE 04-30-2018 | |
| SHEET LOD1 | |

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