



# EMBREE GROUP

## NATIONAL DEVELOPERS

### Hibdon Tire Store Investment Opportunity

Highway 169 & 96th Street - Owasso, Oklahoma



- Price: \$ 2,654,000
- Cap Rate: 7.75%
- Building: 10,118 sf
- Lot Size: 1.16 acres
- Lease Term: Fifteen (15) Years
- Occupancy: January 2008

#### Located in Tyann Plaza

- **100 Acre Development: Shopping, Office and Upscale Garden Homes. Shopping Center Includes Tenant Anchors:** Home Depot, Target, Belk's, Old Navy & Pier One
- **Superior Visibility from Highway 169** in Owasso In the Region's Most Dynamic Retail Corridor, Across from Smith Farm Marketplace

For More Information, Contact:

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# About Owasso:

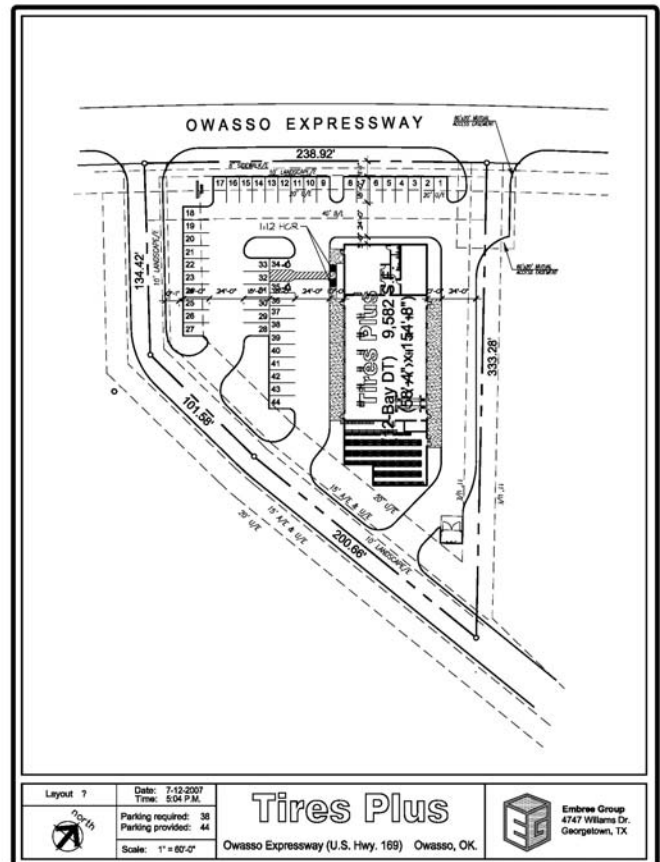
Owasso, the third largest city in the Tulsa Metropolitan Area and one of the fastest growing cities in Oklahoma is situated just six miles north of the Tulsa International Airport and is connected to Tulsa by Highway 169.

Although Owasso has the heart of a small town with an estimated population of 36,000 within the city limits, it has an estimated population of more than 90,000 within the Owasso School District and it fuels a much larger retail trade area of nearly 700,000 because of its unique location and solid infrastructure. Known as the "Small Town of 1 Million People" as there are over 1 million people living within 50 miles of downtown Owasso, the projected growth of Owasso from 1990 to 2011 is expected to be approximately 108%.

The proposed site, located in Tyann Plaza, is situated in the 9100 Block of Owasso Expressway (Highway 169), a major north-south, 4-lane highway through the center of Owasso connecting Owasso to Tulsa. The Tyann Plaza Development sits just southeast of the Highway 169 and 96<sup>th</sup> Street North Intersection, which are both densely traveled. Tyann Plaza is in the region's most dynamic retail corridor across from Smith Farm Marketplace, featuring Target, Belk's, Old Navy and Pier 1.

## Lease Summary

<b>Tenant:</b>	BFS Retail & Commercial Operations, LLC
<b>Property Address:</b>	Highway 169 & 96th Street Owasso, Oklahoma
<b>Lease Term:</b>	Fifteen (15) years
<b>Schedule of Rents:</b>	Years 1 - 5: \$ 205,311 Years 6 - 10: \$ 225,842 Years 11 - 15: \$ 248,426
<b>Options:</b>	Four (4) - 5 Year
<b>Increases:</b>	10% Every Five (5) Years
<b>Taxes &amp; Insurance:</b>	By Tenant
<b>Repairs:</b>	Landlord responsible for Roof & Structure, Parking Lot and Utility Lines Located Outside & Serving the Building. Tenant responsible for all repairs and maintenance.



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