



BEALLS OUTLET | BURLINGTON | PETSMART
1585 12th Ave NW, Ardmore, OK 73401



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EMBREE
CAPITAL MARKETS

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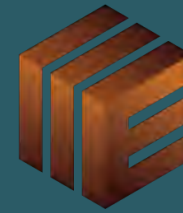
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PROPERTY & LEASE DETAILS

01



THE OFFERING

Address 1585 12th Ave NW,
Ardmore, OK 73401

Tenant Bealls Outlet

Guarantor Burke's Outlet Stores, LLC

THE OFFERING

Address 1575 12th Ave NW,
Ardmore, OK 73401

Tenant Burlington Coat Factory

Guarantor Burlington Coat Factory
Warehouse Corporation

THE OFFERING

Address 1565 12th Ave NW,
Ardmore, OK 73401

Tenant PetSmart

Guarantor PetSmart LLC

SITE DESCRIPTION

Year Built 2020

Building SF 18,000 Sq. Ft.

Lot Size 6.51 Acres

SITE DESCRIPTION

Year Built 2023

Building SF 23,500 Sq. Ft.

Lot Size 6.51 Acres

SITE DESCRIPTION

Year Built 2025

Building SF 16,495 Sq. Ft.

Lot Size 6.51 Acres



**TOTAL SALES
PRICE \$11,221,229**



**BLENDED CAP RATE
7.00%**



**TOTAL BUILDING SQ FT
57,995**



**TOTAL LOT SIZE
6.51 ACRES**

PROPERTY & LEASE DETAILS



THE OFFERING

Address	1585 12th Ave NW, Ardmore, OK 73401
Tenant	Bealls Outlet
Guarantor	Burke's Outlet Stores, LLC

SITE DESCRIPTION

Year Built	2020
Building SF	18,000 Sq. Ft.
Lot Size	6.51 Acres

INVESTMENT SUMMARY

Asset Class	Three Tenant Retail
Ownership Interest	Fee Simple
Monthly Rent	\$15,000
Rent Commencement	09.21.2020
Lease Expiration	01.31.2031
Lease Term	10-Years
Lease Type	NNN (Roof & Structure)
Renewal Options	Five, 5-Years
Lease Escalations	10% Increase in Year 6
ROFR	None
Estoppel	20-Day Turnaround



BUILDING SQ FT
18,000 SQ FT.



ANNUAL RENT
\$180,000

PROPERTY & LEASE DETAILS

Burlington

THE OFFERING

Address	1575 12th Ave NW, Ardmore, OK 73401
Tenant	Burlington Coat Factory
Guarantor	Burlington Coat Factory Warehouse Corporation

SITE DESCRIPTION

Year Built	2023
Building SF	23,500 Sq. Ft.
Lot Size	6.51 Acres

INVESTMENT SUMMARY

Asset Class	Three Tenant Retail
Ownership Interest	Fee Simple
Monthly Rent	\$23,500
Rent Commencement	10.25.2023
Lease Expiration	10.31.2033
Lease Term	10-Years
Lease Type	NNN (Roof & Structure)
Renewal Options	Four, 5-Years
Lease Escalations	4.2% Increase in Year 6
ROFR	None



BUILDING SQ FT
23,500 SQ FT.



ANNUAL RENT
\$282,000

PROPERTY & LEASE DETAILS



THE OFFERING

Address	1565 12th Ave NW, Ardmore, OK 73401
Tenant	PetSmart
Guarantor	PetSmart LLC

SITE DESCRIPTION

Year Built	2025
Building SF	16,495 Sq. Ft.
Lot Size	6.51 Acres

INVESTMENT SUMMARY

Asset Class	Three Tenant Retail
Ownership Interest	Fee Simple
Monthly Rent	\$26,957
Rent Commencement	Q2 2025
Lease Expiration	Q2 2035
Lease Term	10-Years
Lease Type	NNN (Roof & Structure)
Renewal Options	Three, 5-Years
Lease Escalations	10% Increase in Year 6
ROFR	None
Estoppel	30-Day Turnaround
CAM	\$1.50/SF



BUILDING SQ FT
16,495 SQ FT.



ANNUAL RENT
\$323,486

AREA OVERVIEW

ARDMORE, OK

Ardmore, Oklahoma is a vibrant city located in southern Oklahoma, roughly equidistant between Dallas, Texas, and Oklahoma City. As the county seat of Carter County, Ardmore serves as a regional hub for culture, commerce, and industry. Founded in the late 19th century, Ardmore has grown into a city known for its blend of historic charm and modern amenities. The city's location along major transportation routes, including Interstate 35, has made it a key player in regional trade and logistics.

As of the latest estimates, Ardmore has a population of approximately 25,000 residents. This diverse community enjoys a blend of urban and rural lifestyles, contributing to a welcoming and tight-knit atmosphere. The median household income in Ardmore is around \$45,000. While this figure reflects a moderate economic profile, the cost of living in Ardmore is relatively low, making it an affordable place for families and individuals alike. The income distribution also highlights a mix of economic brackets, with opportunities for both blue-collar and white-collar employment.

Ardmore's strategic location along I-35 makes it a bustling center for retail and services. The city's shopping centers, restaurants, and entertainment venues draw visitors from surrounding areas, boosting the local economy.

Ardmore boasts a range of educational institutions, from primary schools to higher education facilities like the University Center of Southern Oklahoma. Culturally, the city offers a variety of attractions, including museums, theaters, and annual events that celebrate the area's rich heritage.

Ardmore, Oklahoma, stands out as a dynamic and multifaceted city. With a balanced mix of industries, a diverse population, and a strong sense of community, Ardmore continues to thrive and evolve, making it a great place to live, work, and visit.

COMPANY OVERVIEW



Company Summary

Headquarters: Bradenton, Florida

Employees: 14,000+

Fiscal 2023 Net Sales: **\$1.9Billion**

Stores: **600+**



Bealls Outlet, now operating under the unified brand name bealls, is a division of Bealls, Inc., a privately held, family-owned company founded in 1915 and headquartered in Bradenton, Florida. Bealls Outlet is part of the company's off-price retail strategy, offering customers significant savings on brand-name apparel, footwear, home goods, and accessories. With over a century of retail heritage, the brand is known for delivering value and variety to a broad customer base.

As of 2025, Bealls Outlet operates approximately 660 stores across 22 states, primarily in the southern and southeastern U.S. These stores are strategically located in shopping centers and suburban hubs, catering to families and budget-conscious shoppers seeking quality at reduced prices. The outlets have become popular destinations for customers who enjoy the treasure-hunt experience of off-price retail.

The company employs more than 14,000 associates nationwide, supporting both store operations and corporate functions. Under the leadership of CEO Matt Beall, a fourth-generation family member, Bealls Outlet continues to emphasize a people-first culture, operational efficiency, and retail agility. Its workforce plays a critical role in maintaining strong in-store experiences while adapting to evolving consumer preferences and regional demands.

Financially, Bealls, Inc. generates estimated net annual sales of \$1.9 billion, with a significant portion attributed to its off-price division. The company's continued growth reflects a successful balance between disciplined cost management and customer-focused merchandising. As it expands its footprint and digital presence, Bealls Outlet remains firmly positioned as a leader in the off-price retail space.

COMPANY OVERVIEW



Company Summary

Headquarters: Burlington, New Jersey

Employees: 40,000+

Fiscal 2023 Net Sales: \$9.7Billion

Stores: 1000+



Burlington Stores, Inc., headquartered in Burlington, New Jersey, is a leading off-price retailer in the United States. Originally founded in 1972 as Burlington Coat Factory, the company has evolved into a national retailer offering a broad assortment of discounted brand-name apparel, footwear, accessories, beauty products, and home décor. While coats remain part of its heritage, Burlington has diversified its inventory to appeal to a wide range of shoppers seeking value without sacrificing style.

As of 2025, Burlington operates more than 1,000 stores across 46 states and Puerto Rico, with continued expansion into underserved suburban and urban markets. The company's locations are typically situated in power centers and high-traffic shopping areas, targeting customers who enjoy the treasure-hunt shopping experience of finding top brands at significantly reduced prices.

Burlington employs over 40,000 associates, supporting store operations, logistics, and corporate functions. Under the leadership of CEO Michael O'Sullivan, Burlington has prioritized efficient supply chain management, lean inventories, and a flexible merchandise model to quickly respond to consumer demand. The company places strong emphasis on its corporate culture, team development, and inclusive shopping environment.

In terms of financial performance, Burlington reported net sales of approximately \$9.7 billion in its most recent fiscal year. The company's off-price model has proven resilient across market cycles, enabling it to deliver strong returns while expanding its market share. With strategic growth initiatives and an evolving omnichannel presence, Burlington continues to strengthen its position as a top player in the off-price retail sector.

COMPANY OVERVIEW



Company Summary

Headquarters: **Phoenix, Arizona**

Employees: **50,000**

Fiscal 2023 Net Sales: **\$10 Billion**

Stores: **1,660+**

PetSmart LLC is the largest specialty pet retailer in North America, offering a comprehensive range of pet products and services. Founded in 1986 and headquartered at 19601 North 27th Avenue in Phoenix, Arizona, PetSmart operates over 1,660 stores across the United States, Canada, and Puerto Rico. The company provides pet food, toys, grooming, training, boarding, and adoption services, aiming to be a one-stop destination for pet owners.

As of April 2025, PetSmart employs approximately 50,000 associates across its retail locations, distribution centers, and corporate offices. The company emphasizes a culture of inclusion and passion for pets, with employees playing a vital role in delivering personalized services such as grooming and training. PetSmart also operates PetSmart Charities, a nonprofit organization that has provided over \$500 million in grants to support pet adoption and animal welfare initiatives.

In fiscal year 2024, PetSmart reported revenues of approximately \$10 billion, reflecting its strong position in the pet retail industry. The company continues to adapt to changing consumer behaviors by enhancing its e-commerce platform and expanding services like curbside pickup and same-day delivery. Despite facing competition from online retailers and big-box stores, PetSmart maintains a loyal customer base through its wide array of in-store services and commitment to pet care.

PetSmart's success is attributed to its comprehensive approach to pet retail, combining product offerings with services that cater to pet owners' needs. The company's dedication to animal welfare, employee engagement, and customer satisfaction positions it as a leader in the industry. With ongoing investments in technology and community initiatives, PetSmart is well-equipped to navigate the evolving retail landscape and continue its growth in the coming years.





SITE PLAN

02

**Buckle
Burkes Outlet
PetSmart**

Ardmore, OK 73401

 SUBJECT PROPERTY
 SUBJECT PLOT

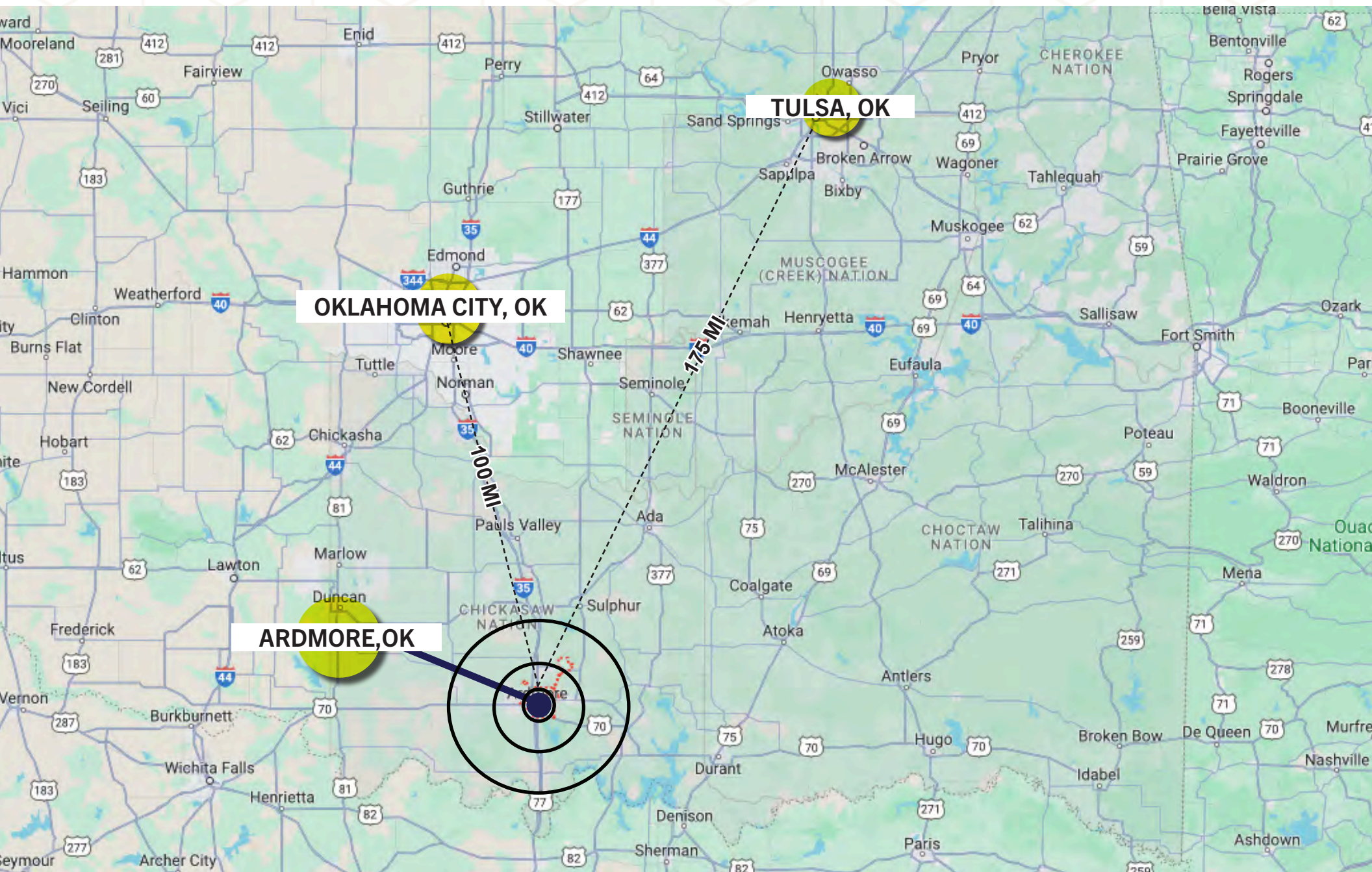














POPULATION

	1 MILE	5 MILES	10 MILES
2028 Projection	23,966	28,158	39,848
2023 Estimate	23,875	28,012	39,599



HOUSEHOLDS

2028 Projection	9,626	11,219	15,634
2023 Estimate	9,590	11,162	15,536



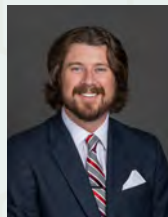
AVG. HOUSEHOLD INCOME

Average Household Income	\$62,636	\$64,985	\$68,435
Less than \$25,000	2,296	2,572	3,343
\$25,000 - \$50,000	2,771	3,120	4,050
\$50,000 - \$75,000	1,837	2,128	3,103
\$75,000 - \$100,000	1,061	1,262	1,763
\$100,000 - \$125,000	792	952	1,361
\$125,000 - \$150,000	288	420	767
\$150,000 - \$200,000	264	368	681
More than \$200,000	281	340	468

The City of Ardmore has a Trade Area Population of **350,351 people** and is the largest established community on the Oklahoma side of the multi-county “Texoma” region. With so many surrounding communities shopping in Ardmore, it has become established as a **Major Retail Corridor**.



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