



SWC 14TH STREET & GEORGE NIGH EXPRESSWAY (HWY 69) | MCALESTER, OKLAHOMA

Ross Dress For Less

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Exclusively Offered By

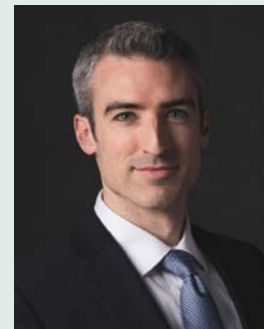


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PRESIDENT

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EXECUTIVE SUMMARY

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PROPERTY & LEASE DETAILS

Offering Overview

Embree Capital Markets Group is pleased to offer for sale to qualified investors a unique Ross Dress For Less retail store. This is an opportunity for an investor to acquire a build-to-suit, well-located, asset in a desirable Oklahoma geography. The property features a 10-year modified NNN Lease that features rental increases of \$0.50 per square foot every 5-years and at each option period.



PURCHASE PRICE

\$3,260,000



CAP RATE

5.25%



ANNUAL RENT

\$171,000



LEASE TYPE

**MODIFIED
NNN**

THE OFFERING

Address 14th & Hwy 69
McAlester, OK 74501

Tenant Ross Dress For Less
Guarantor: Ross Stores, Inc.

SITE DESCRIPTION

Year Built 2022
Building SF 17,486 S.F.
Lot Size 1.60 Acres

INVESTMENT SUMMARY

Asset Class Single-Tenant, Net Lease Retail
Ownership Interest Fee-Simple
Annual Rent \$171,000
Monthly Rent \$14,250
Cap Rate 5.25%
Purchase Price \$3,260,000
Est. Rent Commencement July 15, 2022
Est. Lease Expiration July 14, 2032
Lease Term 10-Years
Lease Type Modified NNN
Renewal Options Four, 5-Years
Lease Escalations \$0.50 per SF Every 5-Years

AREA OVERVIEW

McAlester, OK

McAlester is a city in and the county seat of Pittsburg County, Oklahoma. The city is located Southeast of Oklahoma City at the intersection of U.S. Route 69 and U.S. Route 270 and contains a trade area of over 50-miles. McAlester is centered between Dallas, Oklahoma City, and Tulsa, there are more than 15 million residents in a 200-mile radius around McAlester. Communities in southeast Oklahoma rely on McAlester for employment, retail, and healthcare, creating a focal point for development opportunities as McAlester is a major trade center for southeast Oklahoma and is one of the state's oldest communities. Unique attractions include the beautiful, historic McAlester Scottish Rite Masonic Centeruseu and the Tannehill Museum.

The area is home to the country's primary ammunition production and storage for the U.S. military, the McAlester Army Ammunition Plant, which employees over 2,200 people. In 1998 McAlester became the home of the Defense Ammunition Center (DAC), which moved from Savanna, Illinois, to McAlester Army Ammunition Plant. The cities major employers consists of McAlester Regional Health Center, McAlester Public Schools, Spirit Aero Systems, Oklahoma State Penitentiary, to name a few.

Nestled in the foothills of the Ouachita Mountains, the state's only national forest, the McAlester area is unexpected. The region's many natural amenities include Robber's Cave State Park, the former hideout of Belle Star, the 100,000-acre Eufaula Lake, and the Talimena National Scenic Drive. McAlester contains a unique culture that combines the state's first railroad, coal-mining Italian immigrants, Choctaw tribal heritage, and Scottish Rite Freemasonry. McAlester's Downtown and Old Town are bustling with flavorful architecture.

As of the 2000 census, there were 17,783 people, 6,584 households, and 4,187 families residing in the city. The population density was 1,133.1 people per square mile (437.6/km²). There were 7,374 housing units at an average density of 469.9 per square mile (181.5/km²).

COMPANY OVERVIEW



TENANT SUMMARY

Company Type	Public (NYSE: ROST)
2021 Net Sales	\$18.9 Billion
2021 Net Income	\$1.72 Billion
Store Count	1,920+
Employees	100,000+
S&P Credit Rating	BBB+
Website	www.RossStores.com

- Ross Stores, Inc. (NYSE: ROST) is the nation's largest off-price apparel and home fashion chain
- Based in Dublin, California, the company was founded in 1982 and currently has over 1,920 locations in 40 states, the District of Columbia, and Guam
- The company plans to open an additional 100 new locations in 2022, 75 Ross and 25 dd's DISCOUNTS
- During 2021 Ross Stores opened 64 new stores, consisting of 43 Ross Dress for Less and 21 dd's DISCOUNTS
- Ross believes they can ultimately grow to 2,900 locations and dd's DISCOUNTS can become a chain of 700 stores
- Ross offers first-quality, in-season, name brand and designer apparel, accessories, footwear, and home fashions for the entire family at savings of 20% to 60% off department and specialty store regular prices every day.
- For almost 40 years, Ross Stores associates have played an essential role in their ability to deliver great values to their customers. As a Company, they are committed to promoting an inclusive culture that values and celebrates the diversity of backgrounds, identities, and ideas of their approximately 100,000 Associates and those who shop with them.
- Ross Stores is ranked #242 in the Fortune 500, the 19th consecutive year being ranked in the Fortune 500

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THE PROPERTY

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PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



ELEVATIONS

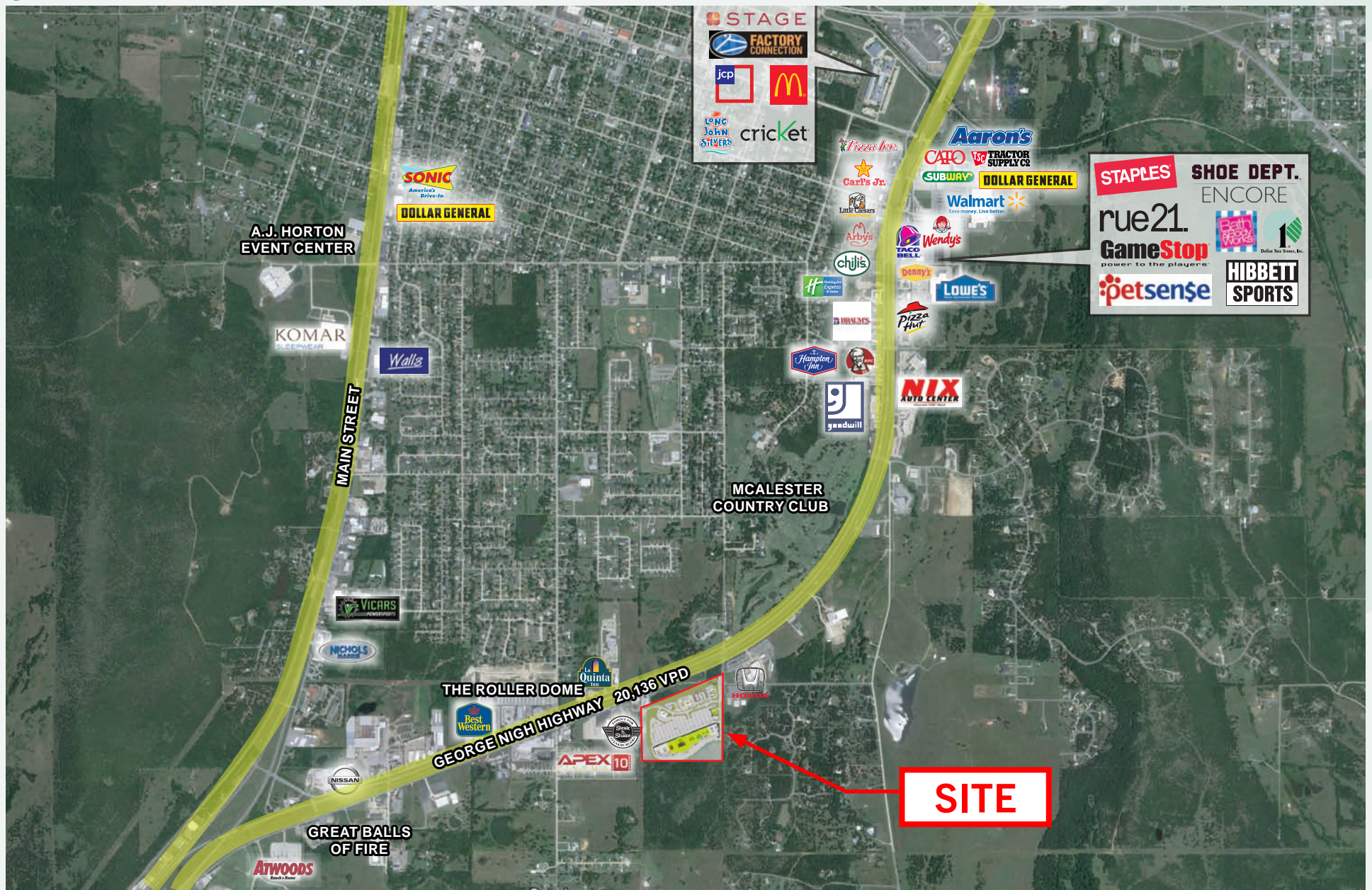


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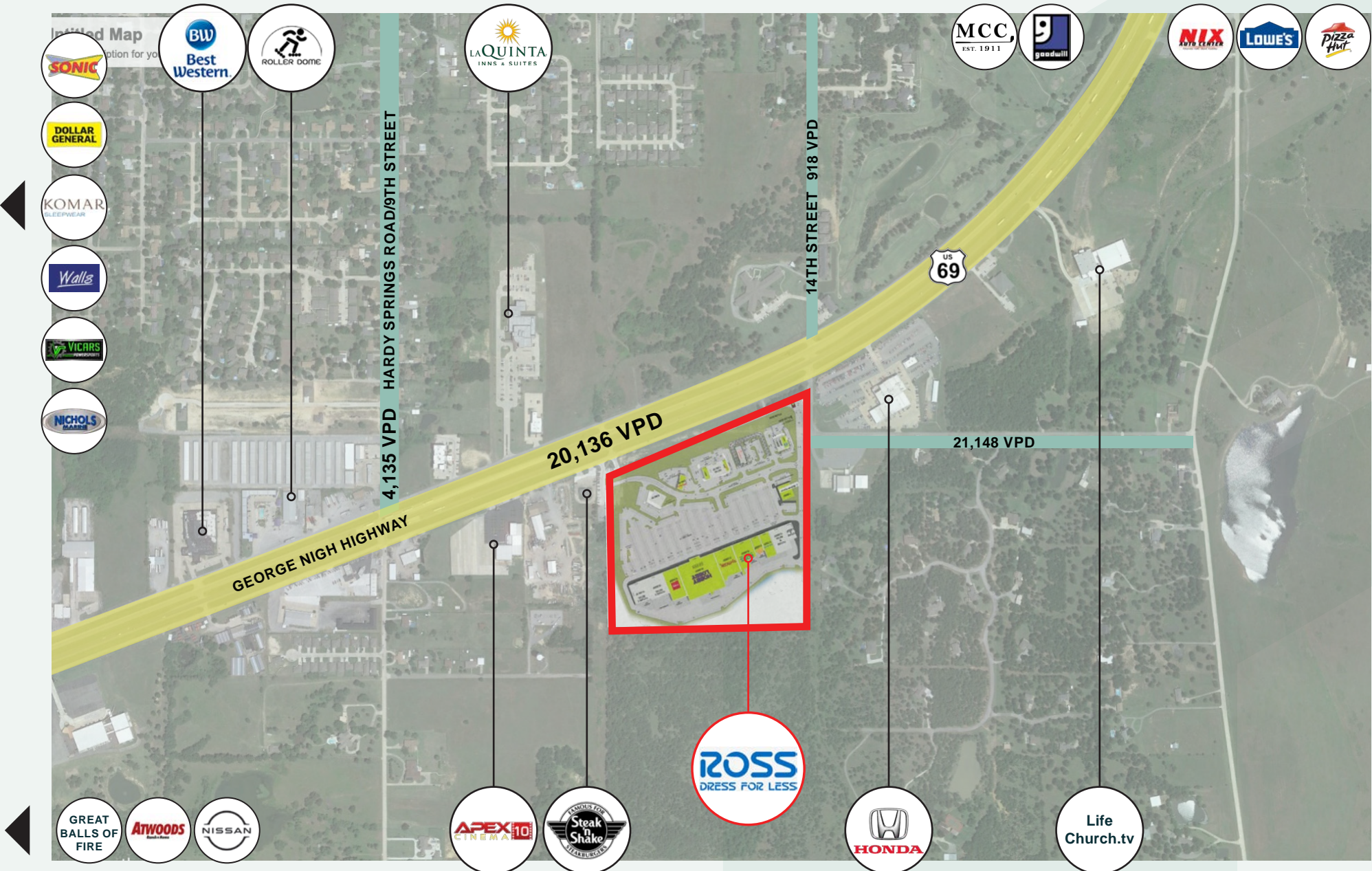
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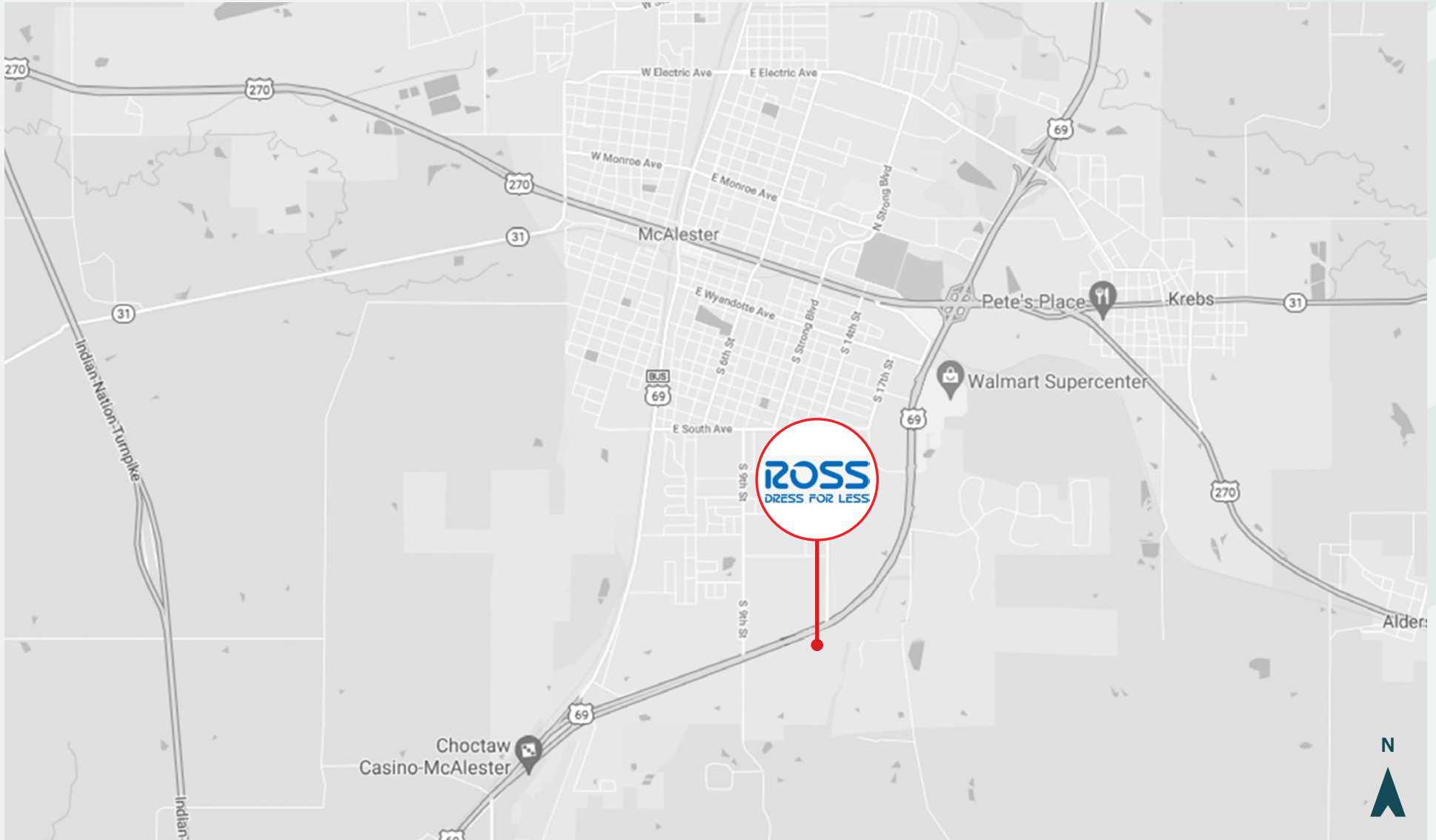
SITE MAP



SURROUNDING AERIAL & TRAFFIC COUNTS

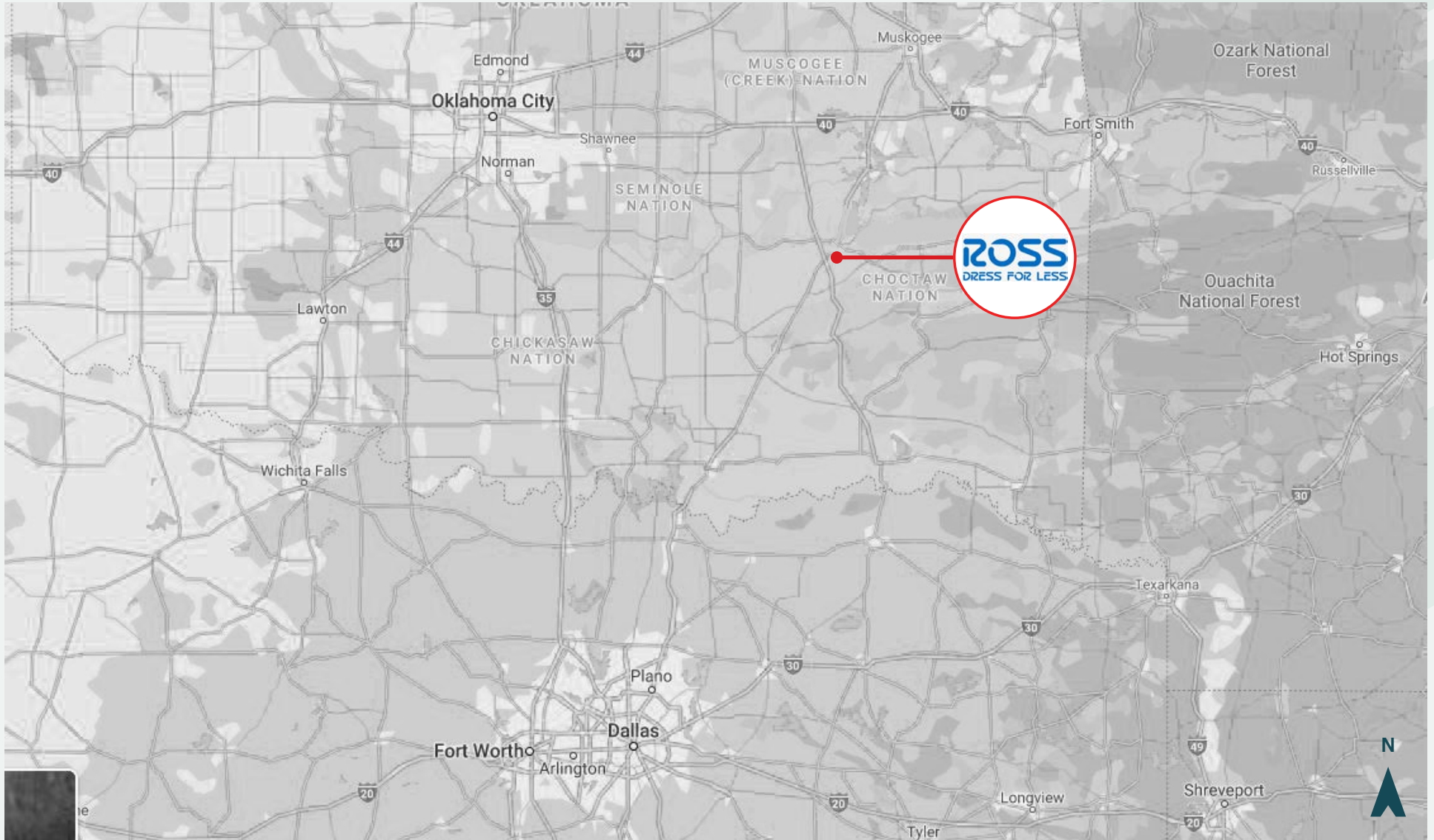


LOCAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 4 MILES FROM DOWNTOWN MCALESTER.

REGIONAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 136 MILES FROM OKLAHOMA CITY AND 169 MILES FROM DALLAS.

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ANALYTICS

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DEMOGRAPHIC ANALYSIS



POPULATION

	1 MILE	3 MILES	5 MILES
2026 Projection	1,780	10,912	21,674
2021 Estimate	1,808	11,055	21,959

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2026 Projection	719	4,575	8,288
2021 Estimate	732	4,637	8,404

2021 AVG. HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$94,052	\$67,640	\$63,740
Less than \$25,000	105	1,254	2,233
\$25,000 - 50,000	135	1,067	2,080
\$50,000 - 75,000	116	827	1,668
\$75,000 - 100,000	126	528	869
\$100,000 - 125,000	82	375	681
\$125,000 - 150,000	79	262	386
\$150,000 - 200,000	29	148	239
More than \$200,000	61	175	248

ABOUT EMBREE GROUP

Embree Group provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Phoenix and the Dallas-Fort Worth area. Over the past 43 years, Embree's executive team has developed, built, or transacted more than 16,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

Contact Details

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