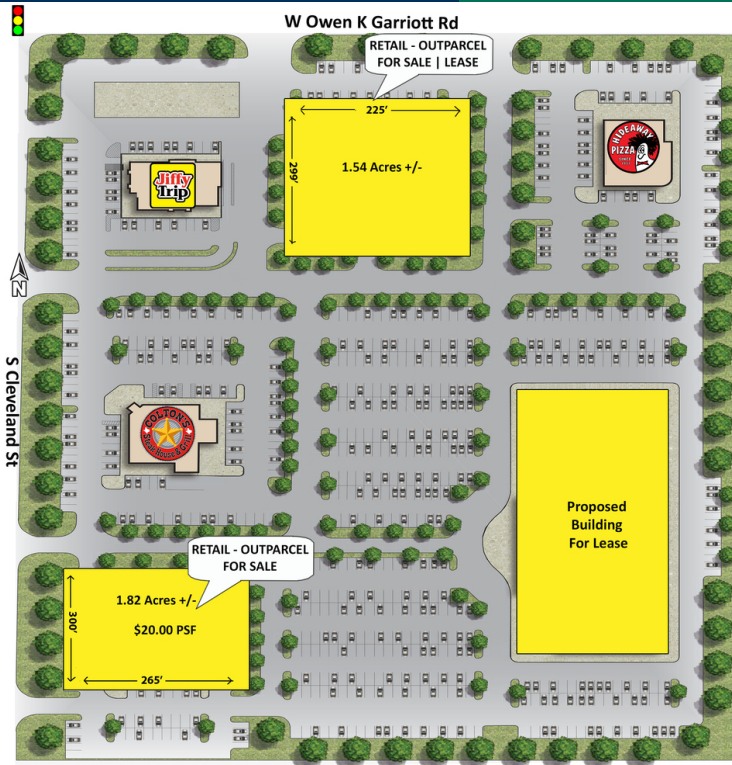


The District

W Owen K Garriott Rd & S Cleveland St. Enid, OK 73703



OFFERING SUMMARY-S/E CORNER

Outparcel #1-Sale Price:	\$20.00 / SF
Outparcel #1-Size:	1.82 +/- Acres (79,500 SF)
Outparcel #2-Sale Price:	Negotiable
Outparcel #2-Size:	1.54 +/- Acres (67,082 SF)
Outparcel #2-Lease Rate:	Negotiable
	08282020

PROPERTY OVERVIEW

The District is located at the S/E corner of the highly traveled retail corridor W Owen K Garriott Rd (Hwy 412) and S Cleveland St, a very prominent, active intersection.

These two Outparcels are highly visible and located at a sought out location on Enid's popular retail corridor.

The 1.82+/- Acre Outparcel #1 is for Sale at a rate of \$20.00 PSF.

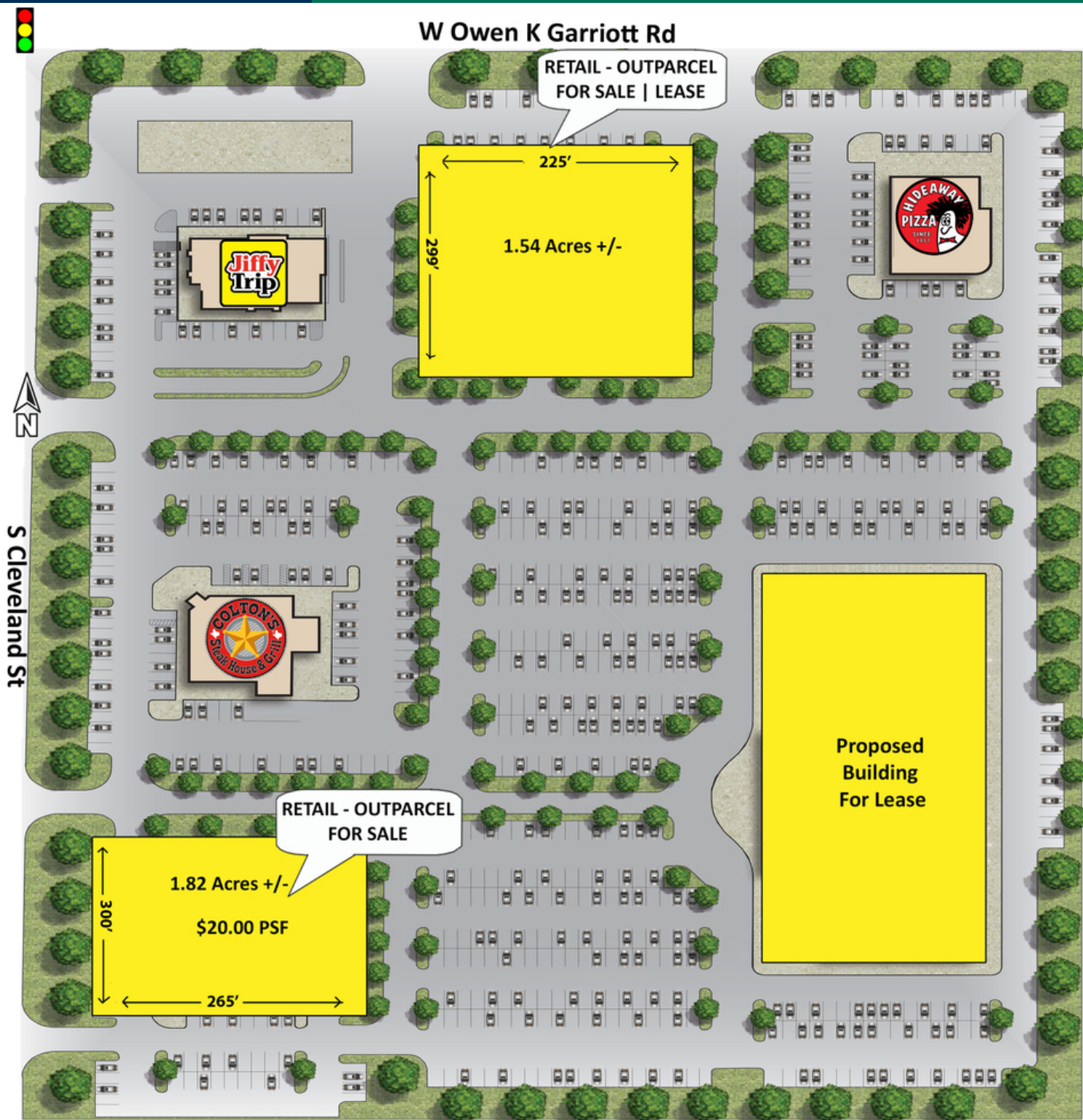
The 1.54 +/- Acre Outparcel #2 is for Sale or Lease at a negotiable rate.

Current Outparcel Tenants dedicated to this Center are: Hideaway Pizza, Jiffy Trip and Colton's Steak House.

Located in Enid's retail center, The District has the visibility and ease of access needed by high-end retailers.

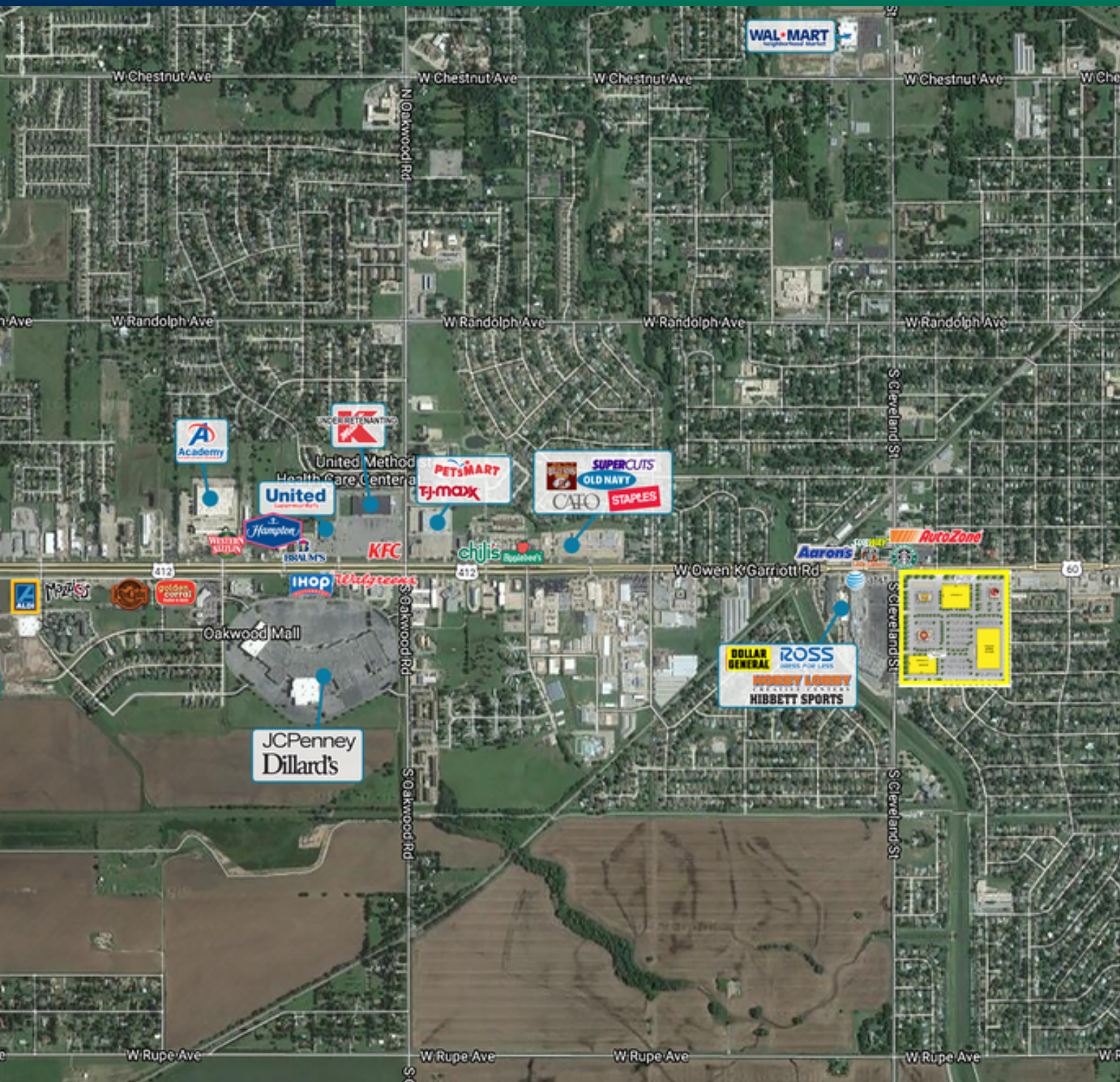
The District

W Owen K Garriott Rd & S Cleveland St. Enid, OK 73703



The District

W Owen K Garriott Rd & S Cleveland St. Enid, OK 73703

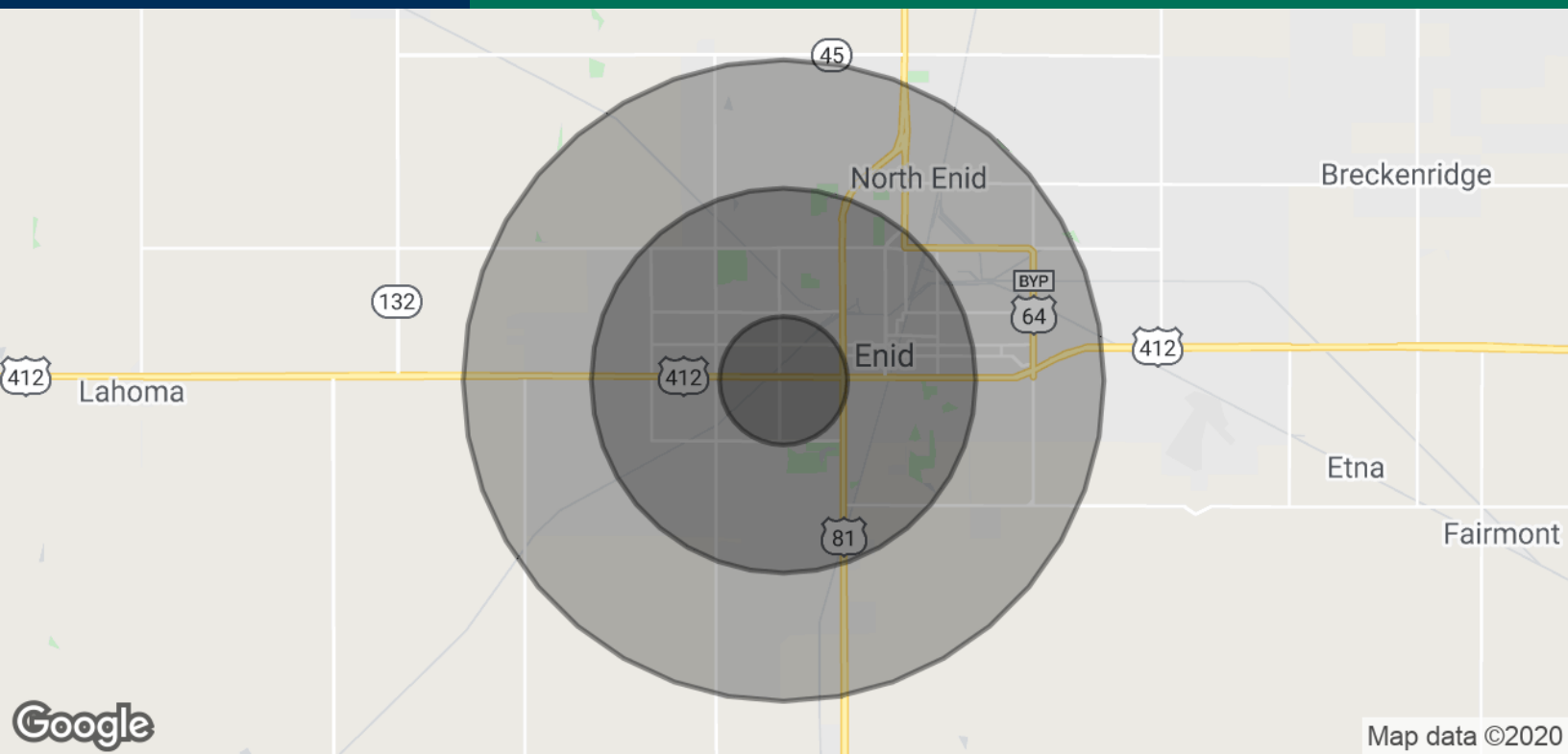


EV ERNST
405.843.7474
eernst@priceedwards.com
priceedwards.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

The District

W Owen K Garriott Rd & S Cleveland St. Enid, OK 73703



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,260	32,070	47,563
Average age	38.3	38.9	38.3
Average age (Male)	38.8	37.0	36.4
Average age (Female)	39.8	41.6	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,166	13,141	19,078
# of persons per HH	2.4	2.4	2.5
Average HH income	\$49,289	\$57,849	\$56,287
Average house value	\$91,139	\$87,547	\$93,338

** Demographic data derived from 2010 US Census*

TRAFFIC COUNT

W Owen K Garriott Rd	east	west	23,600 20,600
S Cleveland St	north	south	6,800 5,900