

FOR LEASE

1,400 - 7,800 SF Available

Walmart Shadow Center

2602 North Highway 64, Guymon, OK 73942



Base Rent: Negotiable

Estimated NNN's: \$2.80 psf

- Spaces for lease in Pioneer Plaza, a new, multi-use, 20 acre site next to Walmart
- County seat of Texas County
- Rapidly growing city and regional markets due to employment increases in wind energy, gaming and meat processing.
- The city's largest employer, Seaboard, operates at double shift capacity with 3,100 employees having an annual payroll excess of \$94 million.
- Oklahoma Panhandle State University is located nearby in Goodwell, OK.

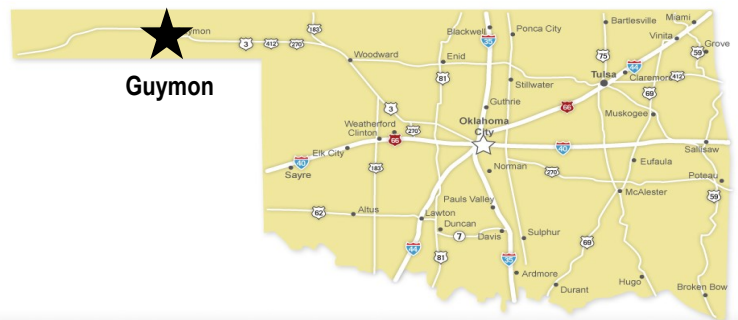
Demographics

City of Guymon

Population12,346
Average Household Income\$53,643

Market Trade Area

Population51,345
Average Household Income\$63,913
Unemployment.....3.96%



Guymon is the trade center & shopping hub for the Oklahoma Panhandle, NW Texas and SW Kansas - nearly 6,000 square miles of rural area.

FOR MORE INFORMATION:

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Guymon, OK

- Major US Highways 54, 64, and 412, and State Highway 3 & 136 all traverse through Guymon.
- Internationally based Seaboard Foods recently invested \$150 million on facility expansion and CNG fleet conversion.
- Late 2019, the Shawnee Tribe, backed by the Chickasaw Nation, completed construction on a 42,000 SF casino 2 miles southwest of Guymon. This created nearly 200 new jobs and an annual economic impact of \$33.8 million.
- Oklahoma Panhandle State University is just 15 minutes southeast of Guymon. Annual enrollment approx. 1,500 students.
- Situated in the middle of the OK Panhandle, 35 miles from Kansas, 20 miles from Texas and 80 miles from New Mexico and Colorado.

For confirmation of figures above, contact Michael Shannon, Panhandle Region Economic Development Inc. at 580-651-8500.

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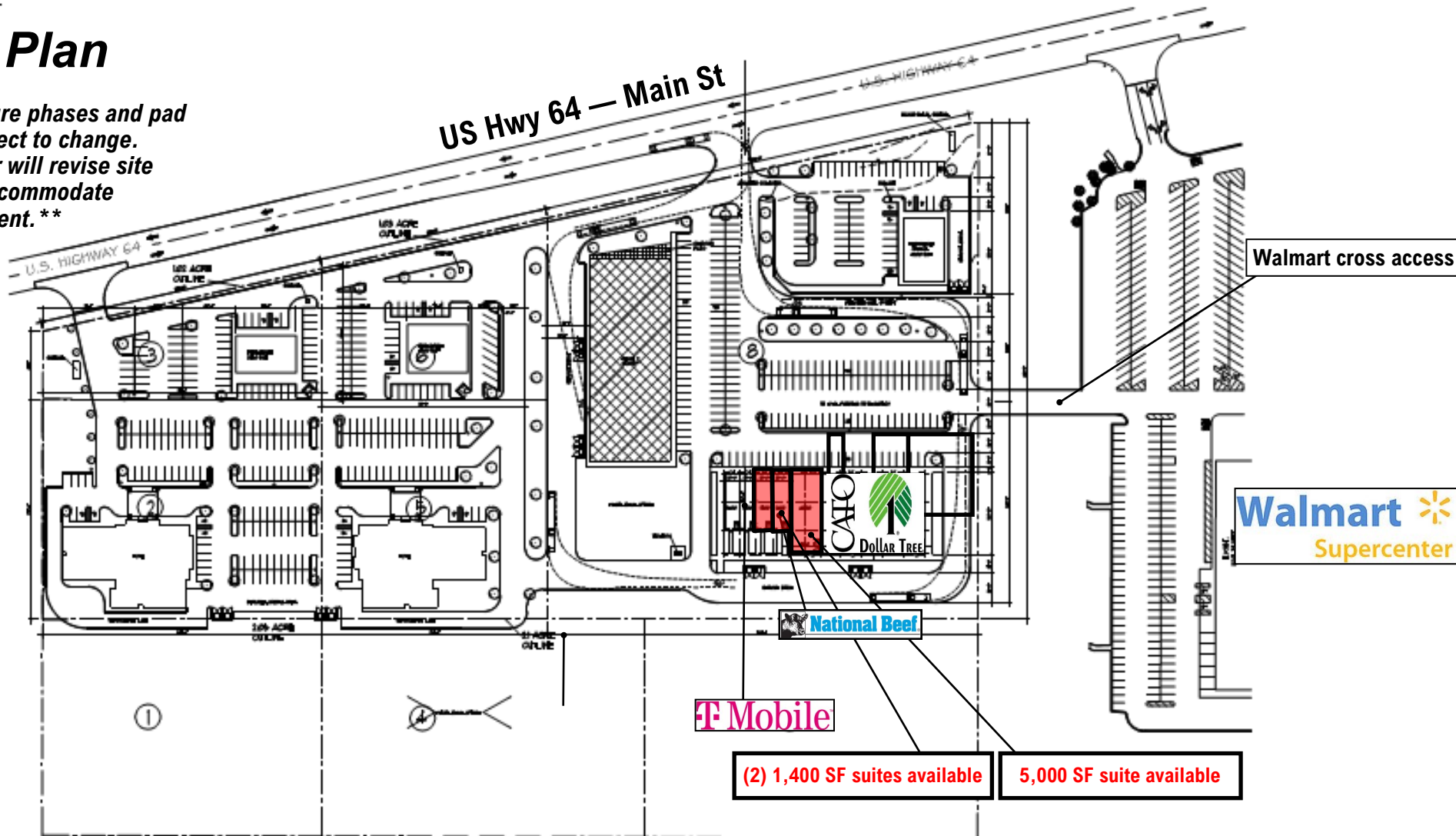
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Site Plan

**** All future phases and pad sites subject to change. Developer will revise site plan to accommodate development. ****



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Shopping Center Tenants:

- Dollar Tree
- Cato Fashions
- National Beef
- T-Mobile



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5,000 SF Suite Interior



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