

FOR SALE/LEASE/BUILD TO SUIT - PAD SITES

14.95 AC

Walmart Shadow Center: Pioneer Plaza

2602 North Highway 64, Guymon, OK 73942



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

- New multi-use, 20 AC 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 Foods, 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.

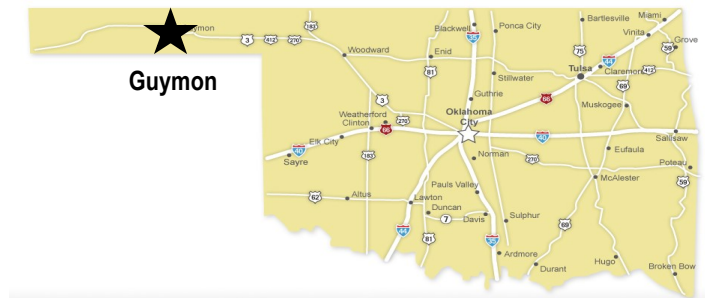
Demographics

City of Guymon

Population..... 12,346
Average Household Income\$53,643

Market Trade Area

Population..... 51,345
Average Household Income\$63,913
Unemployment.....3.96%



FOR MORE INFORMATION:

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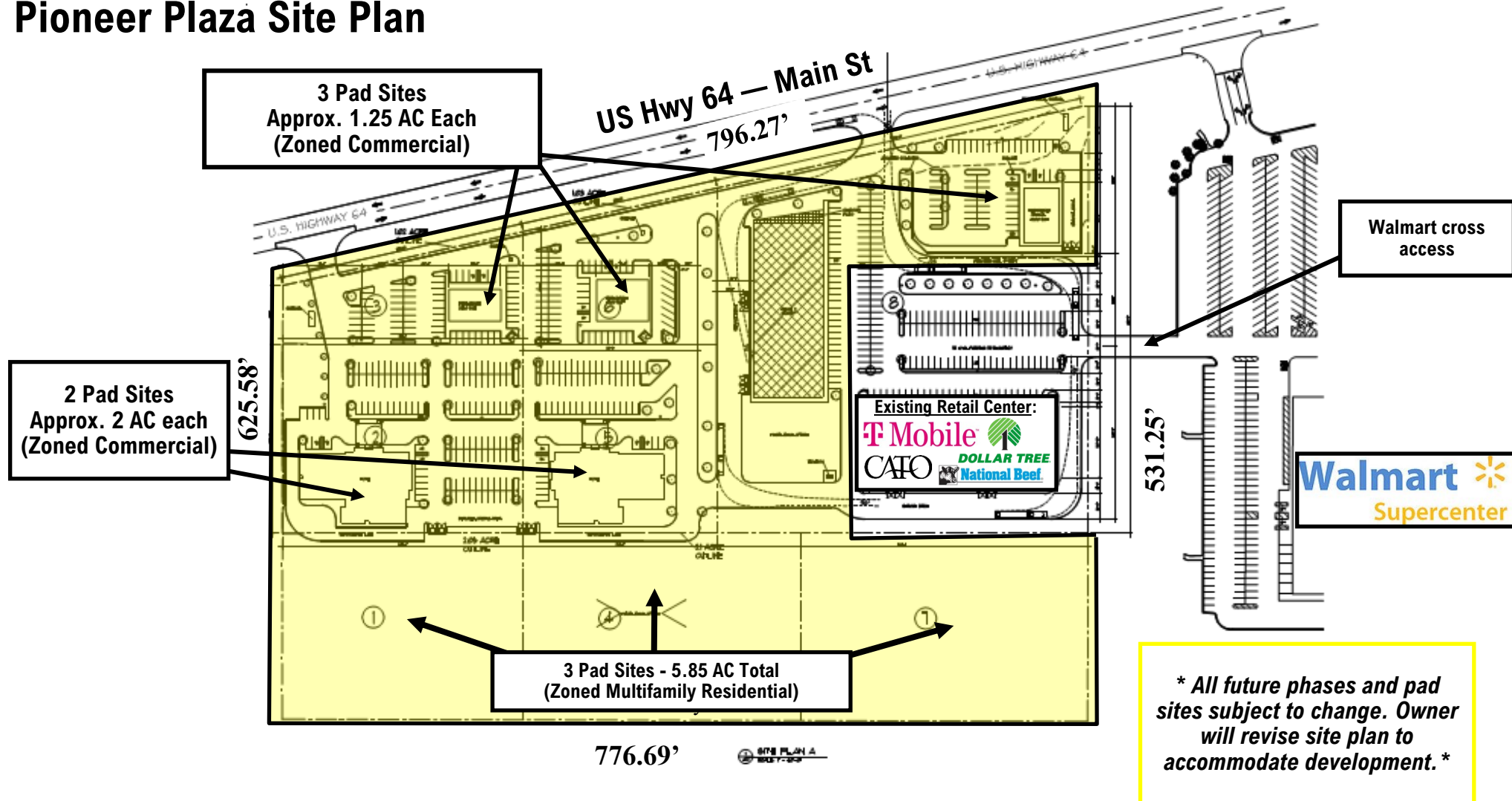
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Pioneer Plaza Site Plan



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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