

## MASON PLAZA

751 CANADIAN TRAILS DR, NORMAN, OK 73072



### PROPERTY DESCRIPTION

Mason's Plaza is a fully leased, 8,010 SF retail center situated along Highway 9, one of Norman's key commercial corridors. With three established tenants, this investment property offers stable cash flow and long-term leasing potential in a high-growth area.

- Established Tenant Base - Anchored by a liquor store, university supply shop, and a tattoo studio, catering to the local community and OU's student population.
- High Visibility Location - Strategically positioned along Highway 9, benefiting from strong traffic counts and accessibility.
- Strong Demographics - Over 102,000 residents within 5 miles and a growing population base.
- Attractive Investment Returns - Offered at a 8% CAP rate with a \$108,600 NOI.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,357,500
<b>Number of Units:</b>	3
<b>Lot Size:</b>	43,605 SF
<b>Building Size:</b>	8,010 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,661	23,509	44,501
<b>Total Population</b>	4,874	54,817	102,848
<b>Average HH Income</b>	\$49,863	\$52,004	\$63,176

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INVESTMENT OVERVIEW		MASON'S STRIP CENTER
Price		1,357,500
Price per SF		\$169
Price per Unit		\$452,500
CAP Rate		8%
OPERATING DATA		MASON'S STRIP CENTER
Gross Scheduled Income		\$102,790
Other Income		\$35,180
Total Scheduled Income		\$143,780
Gross Income		\$143,780
Operating Expenses		\$35,180
Net Operating Income		\$108,600

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## INCOME SUMMARY

## MASON'S STRIP CENTER

Tenant Base Rents	\$108,600
9 East Liquor Reimbursements	\$15,600
University Supplies Reimbursements	\$13,580
Out of Line Tattoos Reimbursements	\$6,000

## GROSS INCOME

\$143,780

## EXPENSES SUMMARY

## MASON'S STRIP CENTER

Repairs & Maintenance	\$1,998
Lawncare	\$3,923
Accounting	\$1,345
RE Taxes	\$9,574
Insurance	\$3,726
Electricity	\$5,250
Parking Lot	\$3,500
Water & Sewer	\$5,864

## OPERATING EXPENSES

\$35,180

## NET OPERATING INCOME

\$108,600

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SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
100	9 East Liquor	3,300 SF	\$13.82	\$45,600	6/1/2021	5/31/2026
120	University Supplies	3,395 SF	\$13.25	\$45,000	11//2021	1/31/2027
140	Out of Line Tattoo	1,315 SF	\$13.69	\$18,000	12/1/2021	11/30/2025
<b>TOTALS</b>		<b>8,010 SF</b>		<b>\$108,600</b>		
<b>AVERAGES</b>		<b>2,670 SF</b>	<b>\$13.59</b>	<b>\$36,200</b>		

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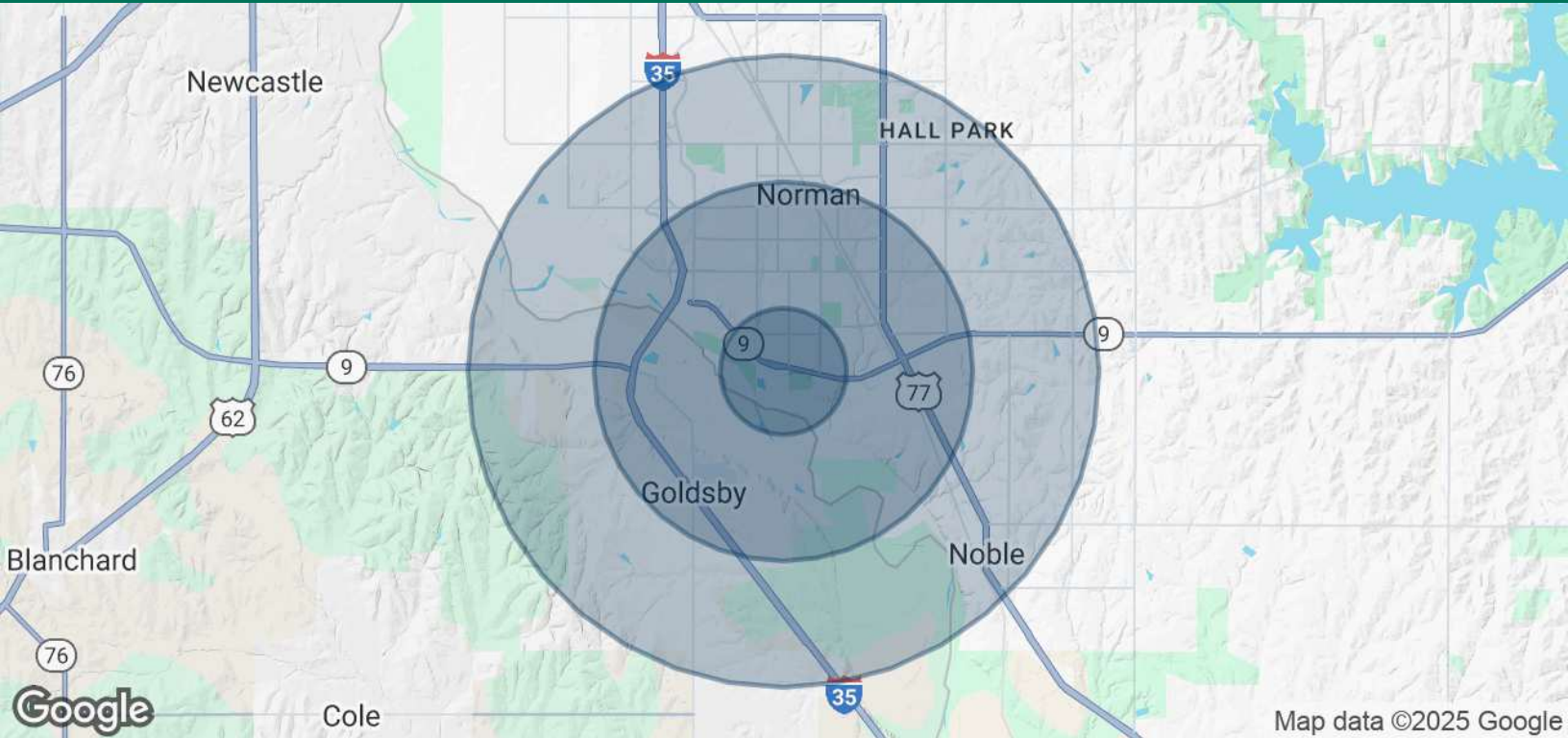
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,874	54,817	102,848
Average Age	32.0	28.6	32.6
Average Age (Male)	28.4	27.5	31.2
Average Age (Female)	31.4	30.7	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,661	23,509	44,501
# of Persons per HH	1.8	2.3	2.3
Average HH Income	\$49,863	\$52,004	\$63,176
Average House Value	\$210,703	\$164,439	\$170,250

2020 American Community Survey (ACS)

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### GEORGE WILLIAMS, CCIM

Retail Investment Specialist

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### PROFESSIONAL BACKGROUND

George Williams, CCIM is a partner within the Retail Investment Team for Price Edwards & Company. As part of the retail investment team, George is responsible for marketing, sales and leasing retail properties within the Price Edwards portfolio. He represents numerous landlords and developers within Oklahoma and has also worked with many local and national tenants. George possesses strong, decisive, and collaborative leadership skills, with a proven sales ability to assess client needs; establish rapport, build trust, and close deals.

Leasing and sales is a business of relationships. George is able to assist clients by leveraging his extensive network of retailers, developers, landlords, and brokers. George has demonstrated success across all property types, including neighborhood, community and power centers, single-entity, mixed-use, lifestyle and urban properties, as well as development and redevelopment projects. George believes that the best mix of dynamic anchor tenants, complementary retailers, and service providers plus the careful selection of outparcel users create synergy, define the personality of each property, and provide the opportunity to realize maximum achievable rents, mutual goals and profitability.

George holds the Certified Commercial Investment Member designation (CCIM) and is a member of the International Council of Shopping Centers, the Commercial Real Estate Council, and the Chainlink Advisors Young Brokers Council.

George is a graduate of Baylor University.

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### PAUL RAVENCRAFT

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### PROFESSIONAL BACKGROUND

Paul Ravencraft is a partner of the Retail Investment Team for Price Edwards and Company. Ravencraft entered the real estate business in 1985. Since joining Price Edwards & Company in 1993, Ravencraft has been involved in over 6,700,000 square feet of investment sales; this represents well over \$ 405,000,000 in real estate volume. Many of the largest real estate transactions in Oklahoma City have been brokered with Mr. Ravencraft. With over 32 years in the Oklahoma City marketplace, Paul has been able to create an extensive database of real estate investors. Mr. Ravencraft has extensive market knowledge specializing in retail investments.

The PEC Retail Investment team is your full-service brokerage team for Retail Investment properties, Retail single-tenant buildings, Shopping Center sales, development projects and Retail Leasing.

Paul is a member of the International Council of Shopping Centers, TCN Worldwide, and Chainlinks Retail advisors. TCN offers 58 offices nationwide, giving local and regional brokers access to 200+ markets, and networking ability that rivals that of any of the national firms. Chainlinks is offered in 60+ markets, as well as networking for over 600 local firms across North America.

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