The Market at Shott's Farm



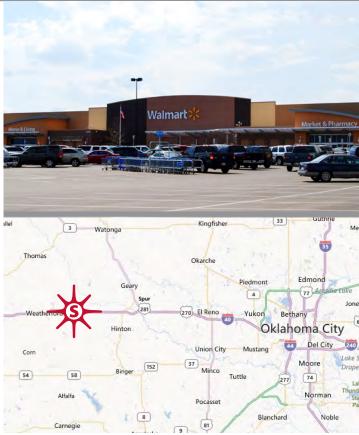
key features

- prime outlots and future development around Walmart
- located along heavily traveled I-40, less than one hour west of Oklahoma City
- new I-40 exit ramp adjacent to property
- five minutes from Southwestern Oklahoma State University (approximately 5,200 students)
- daily traffic counts: 28,200 on I-40

demographics	1 mile	3 miles	5 miles
population	3,429	12,979	13,826
households	1,348	5,094	5,425
avg. household income	\$67,869	\$87,033	\$88,640
daytime population	2,866	11,164	11,398

2024 estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

outlots available ±1.02–10.45 ac potential future development 1,200–22,500 sf





The Market at Shott's Farm

outlots

UNIT	TENANT	ACRES
1200	TRACTOR SUPPLY CO. (OWNED BY OTHER)	3.81
1260	AVAILABLE	±1.02
1300-40	WHATABURGER (OWNED BY OTHER)	2.16
1400	SCHLEGEL'S QUICK LUBE (OWNED BY OTHER)	1.05
1420	AVAILABLE	±1.03
1440	AUTO BATH CAR WASH (OWNED BY OTHER)	1.20
1500	AVAILABLE	±1.77

40	AUTO BATH CAR WASH (OWNED BY OTHER)	1.2
00	AVAILABLE	±1.7
	future development outlots	

potential future development shops

UNIT	TENANT	DIMS.	S.F.
Α	FUTURE INLINE SHOPS	18.75 x 80	1,500
В	FUTURE INLINE SHOPS	15 x 80	1,200
C	FUTURE INLINE SHOPS	15 x 80	1,200
D	FUTURE INLINE SHOPS	20 x 80	1,600
Е	FUTURE INLINE SHOPS	30 x 80	1,600
F	FUTURE INLINE SHOPS	17.5 x 80	1,400
G	FUTURE INLINE SHOPS	40 x 100	4,000
Н	FUTURE INLINE SHOPS	50 x 100	5,000
- 1	FUTURE INLINE SHOPS	50 x 100	5,000



