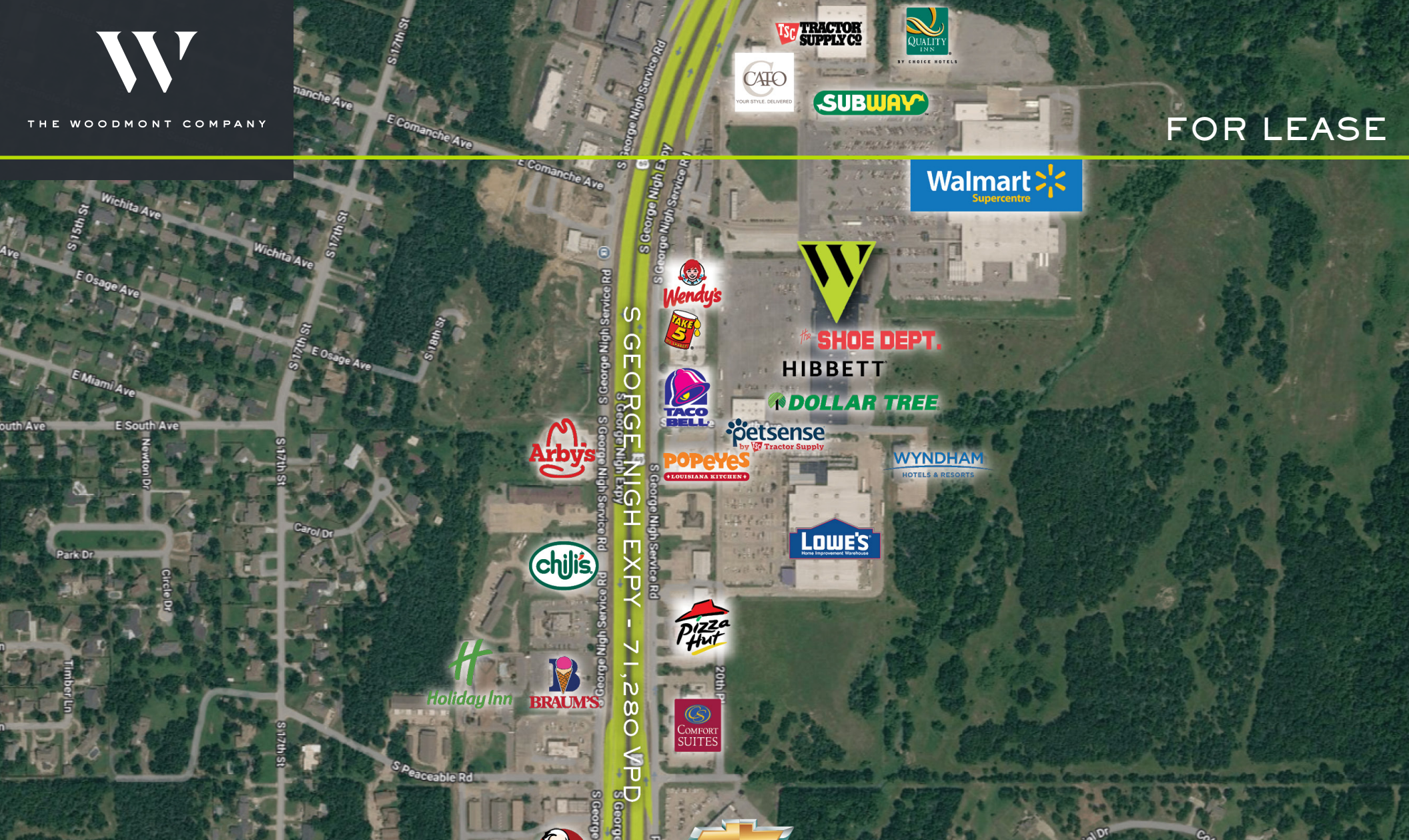




THE WOODMONT COMPANY

FOR LEASE



MCALESTER SHOPPING CENTERS

502 S. George Nigh Expy | McAlester, OK 74501

BRITTON LANKFORD | blankford@woodmont.com | 214.546.2622

GRANT GARY | ggary@woodmont.com | 817.732.4000

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

WOODMONT.COM

- Located within McAlester's largest commercial shopping center, serving as a major retail destination for the area
- Excellent visibility and accessibility along S. George Nigh Expy with approximately 20,000 vehicles per day
- Strong surrounding consumer base with an average population of approximately 130,000 within a 5-mile radius
- Positioned among established national and regional retailers, generating consistent daily traffic
- Ideal opportunity for retail, restaurant, medical, or service-oriented users seeking high-exposure frontage
- Centrally located within McAlester's primary retail corridor with convenient access and ample surrounding amenities



the **SHOE DEPT.**



HIBBETT®



Distance	3 Miles	5 Miles	10 Miles
Population	17,638	21,758	27,181
Avg. HH Income	\$73,940	\$75,040	\$79,726

PROPERTY AERIAL



THE WOODMONT COMPANY

502 S. GEORGE HIGH EXPY | MCALESTER, OK 74501

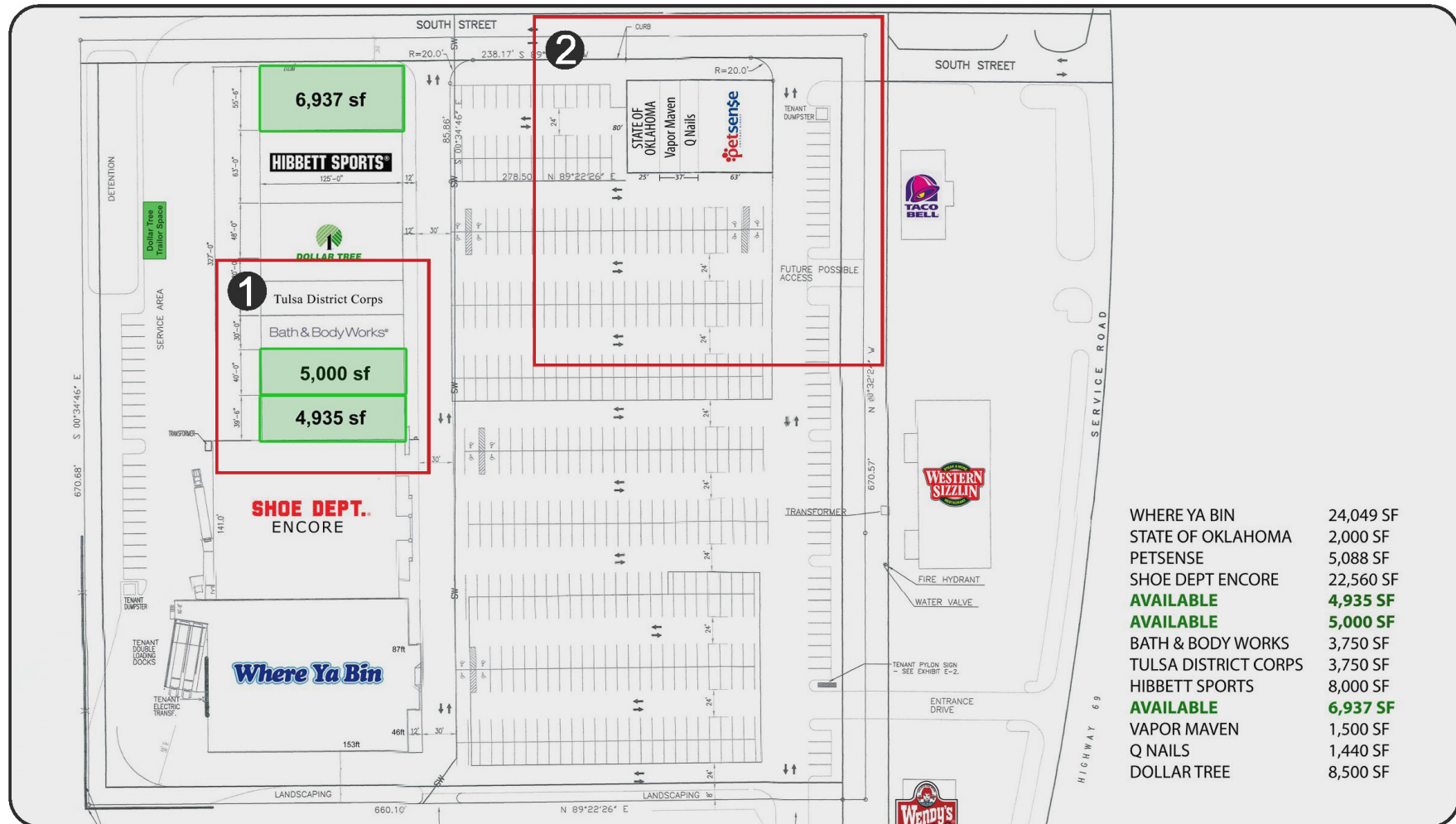


PROPERTY SITE PLAN



THE WOODMONT COMPANY

502 S. GEORGE HIGH EXPY | MCALESTER, OK 74501



WHERE YA BIN	22,049 SF
STATE OF OKLAHOMA	2,000 SF
PETSENSE	5,088 SF
SHOE DEPT ENCORE	22,560 SF
AVAILABLE	4,935 SF
AVAILABLE	5,000 SF
BATH & BODY WORKS	3,750 SF
TULSA DISTRICT CORPS	3,750 SF
HIBBETT SPORTS	8,000 SF
AVAILABLE	6,937 SF
VAPOR MAVEN	1,500 SF
Q NAILS	1,440 SF
DOLLAR TREE	8,500 SF

MARKET ANALYSIS | WALMART SUPERCENTER

502 S. GEORGE HIGH EXPY | MCALESTER, OK 74501

Visits by Radius: Walmart Supercenter

	1 MILE	3 MILES	5 MILES	10 MILES	20 MILES	CUSTOM
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Total Visits	11.02K	92.15K	147.89K	147.89K	209.48K	—
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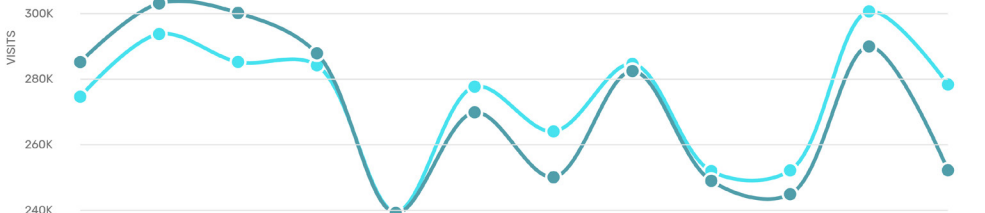
AVG Dwell Time	35	38	42	42	41	—
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Visits by Drive Time: Walmart Supercenter

	5 MIN	10 MIN	15 MIN	30 MIN	CUSTOM
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Total Visits	5.68K	83.67K	104.92K	186.36K	—
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AVG Dwell Time	36	37	38	41	—
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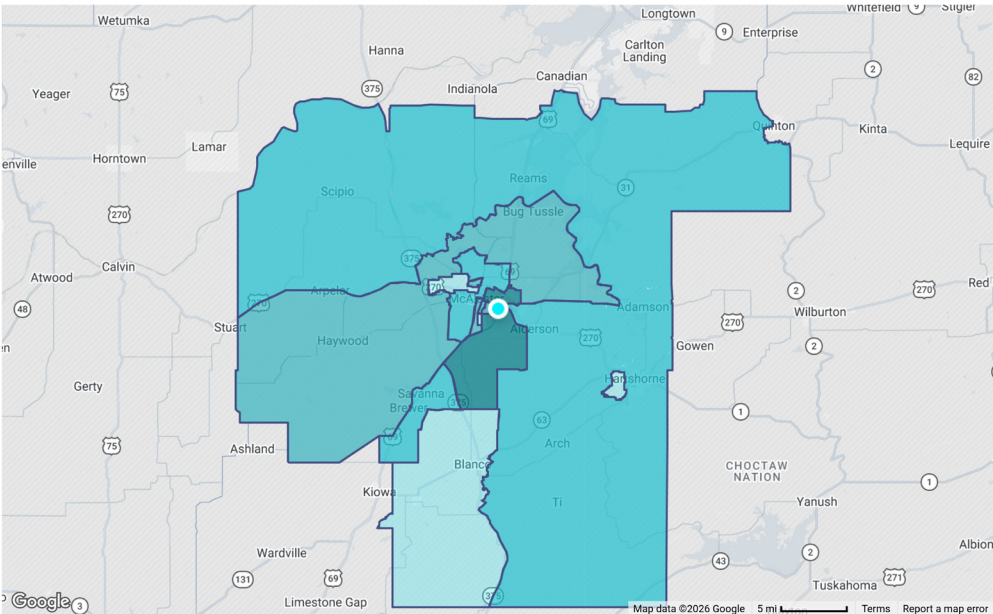
YOY	MAY 2025- MAY 2024	JUN 2025- JUN 2024	JUL 2025- JUL 2024	AUG 2025- AUG 2024	SEP 2025- SEP 2024	OCT 2025- OCT 2024	NOV 2025- NOV 2024	DEC 2025- DEC 2024	JAN 2026- JAN 2025	FEB 2026- FEB 2025	MAR 2026- MAR 2025	APR 2026- APR 2025
	274.66K	293.79K	285.27K	284.23K	239.61K	277.75K	264.08K	284.65K	251.98K	252.19K	300.68K	278.38K
	285.23K	303.11K	300.21K	287.89K	239.21K	269.90K	250.12K	282.50K	249.01K	244.92K	289.99K	252.22K

Walmart
Supercenter
May 2025 -
Apr 2026
273.94K AVG
Monthly Visits

Walmart
Supercenter
May 2024 -
Apr 2025
271.19K AVG
Monthly Visits

Trade Area

Walmart Supercenter



TRADE AREA KEY



Tenants: Walmart Supercenter

STORE SIZE ↓

DEFAULT RANK



Walmart Sup...

217.72K

26 of 118

Total Visits in State

VISITS	2025 % Δ	FREQ
278.38k	10.37%	4.59

*According to data obtained from Advan

INFORMATION ABOUT BROKERAGE SERVICES



THE WOODMONT COMPANY

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

THE WOODMONT COMPANY	302455	contact@woodmont.com	817-732-4000
Broker Firm Name	License No.	Email	Phone
STEPHEN COSLIK	237614	scoslik@woodmont.com	817-732-4000
Designated Broker of Firm	License No.	Email	Phone



Regulated by the Texas Real Estate Commission

2025 - Information available at www.trec.texas.gov