



Bealls

1000 W GENTRY AVE, CHECOTAH, OK 74426

NAIRED

OFFERING MEMORANDUM

\$1,948,900

PRICE

8.61%

CAP RATE

\$167,796

NOI

20,590 SF

GLA

9.5 YRS

TERM

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Investment Highlights

- Corporate Backed Lease**
 Lease backed by Bealls Inc. — founded 1915, family-owned, 660+ stores across 22 states, with 25 new stores planned for 2026-2027.
- Contractual Rent Growth**
 A 10% increase on February 1, 2031 lifts Bealls base rent from \$153,396 to \$168,736, stabilizing at a 9.4% cap rate.
- Lake Eufaula – Tourist Traffic**
 Located near Lake Eufaula, Oklahoma's largest lake at 102,000 acres — state park 14 miles southwest, plus the Carlton Landing resort town.
- Established Retail Node**
 Positioned alongside Walmart Supercenter, Dollar Tree, and O'Reilly Auto Parts at the I-40 / US-69 interchange — the dominant retail corridor in McIntosh County.
- Immediate Yield**
 An 8.61% going-in cap rate delivers \$167,796 of in-place income from close.
- Outparcel Income**
 Mudslingers Coffee is on a ground lease in the parking lot. Mudslingers has 10+ locations throughout the Southeast and are the only drive-thru coffee option in Checotah.

PROPERTY SUMMARY

\$167,796
NOI

8.61%
CAP RATE

PRICE **\$1,948,900**

GLA **20,590 SF**

OCCUPANCY **100%**

LEASE TYPE **NN**

LEASE EXPIRATION **1/31/2036**

LEASE TERM **9.5 Years**

RENT / SF **\$7.45**

PRICE / SF **\$94.65**

Investor Snapshot

BEALLS | CHECOTAH, OKLAHOMA

PROPERTY SUMMARY

ADDRESS	1000 W Gentry Ave, Checotah, OK 74426
GLA	20,590 SF
OCCUPANCY	100%
LEASE TYPE	NN
LEASE START	6/14/2024
LEASE EXPIRATION	1/31/2036
LEASE TERM	9.5 Years
PRICE	\$1,948,900
CAP RATE	8.61%
YEAR ONE NOI	\$167,796
PRICE / SF	\$94.65

TENANT SUMMARY

TENANT	SF	% GLA	LEASE END	ANNUAL RENT
Bealls	20,590	100%	Jan 2036	\$153,396
Mudslingers Coffee	Ground Lease		Aug 2030	\$14,400





DOLLAR TREE

Walmart



bealls

Mudslingers
Drive Thru Coffee

bealls

O'Reilly
AUTO PARTS



O'Reilly
AUTO PARTS

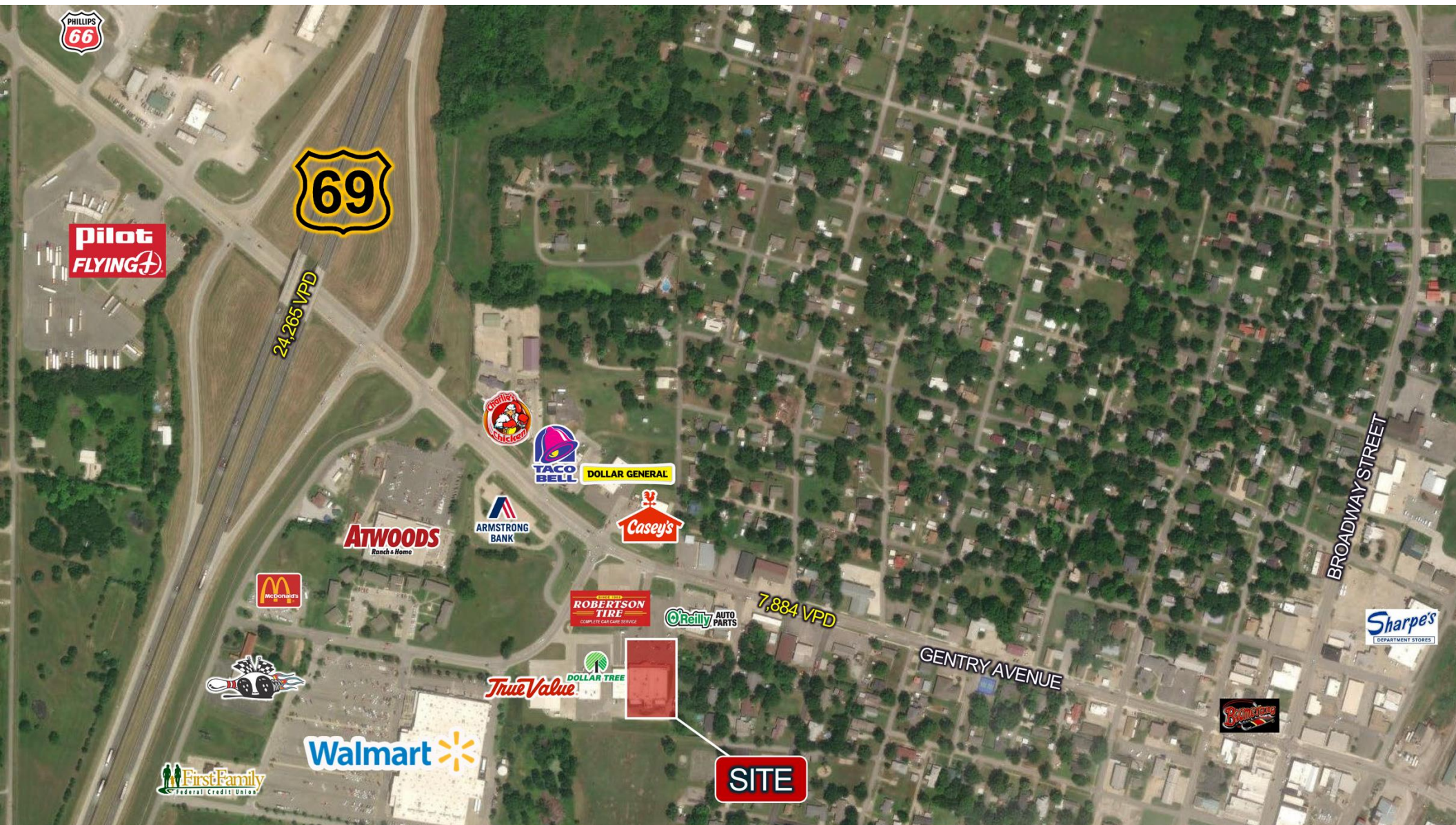
O'Reilly
AUTO PARTS

W Gentry Ave



Retail Aerial

BEALLS | CHECOTAH, OKLAHOMA



Trade Area Overview

BEALLS | CHECOTAH, OKLAHOMA



TRADE AREA DRIVERS

- ✓ **HIGHWAY ACCESS**
I-40 runs east-west 116 miles to Oklahoma City and 65 miles east to Fort Smith. U.S. 69, the north-south Texas-to-Kansas City freight corridor, interchanges with I-40 at Checotah. U.S. 266 links Checotah west to Henryetta and east toward Warner.
- ✓ **LAKE EUFAULA TOURISM**
Oklahoma's largest lake at 102,000 acres — state park 14 miles southwest, plus the Carlton Landing resort town
- ✓ **COUNTY POSITION**
Checotah is the largest city in McIntosh County (pop. 19,758) and its principal retail node
- ✓ **ADJACENT CO-TENANCY**
Dollar Tree, O'Reilly Auto Parts, Robertson Tire, Checotah Pharmacy, and Checotah Health & Wellness surround the shared lot
- ✓ **WALMART SUPERCENTER**
Located immediately northeast of the Property — the dominant grocery and general merchandise draw for the county

Property Photos

BEALLS | CHECOTAH, OKLAHOMA



Tenant Profile

BEALLS | CHECOTAH, OKLAHOMA

The Bealls logo, featuring the word "bealls" in a lowercase, bold, red sans-serif font.

Bealls

Bealls is the off-price retail banner of Bealls Inc., a privately held, family-owned corporation founded in Bradenton, Florida in 1915 and led by CEO Matt Beall. The company operates more than 660 stores across 22 states under the bealls, Bealls Florida, Home Centric, and Rugged Earth Outfitters banners, with reported annual revenue in the billions and roughly 10,000-14,000 employees.

1915

FOUNDED

660+

STORES

22

STATES

PRIVATE

OWNERSHIP

WHY BEALLS

Off-Price Resilience

Value-oriented retail has proven durable through economic cycles, capturing trade-down demand in downturns and steady traffic in expansions.

Family Owned Since 1915

More than a century of private, family ownership with a conservative growth strategy and a long tenured management team led by CEO Matt Beall.

Expanding Footprint

660+ stores across 22 states and four banners, with continued expansion into small-market Sun Belt and Midwest trade areas.

Rent Schedule

BEALLS | CHECOTAH, OKLAHOMA

PERIOD	DATES	ANNUAL RENT	RENT / SF	MONTHLY RENT	INCREASE
Primary	6/14/2024 - 1/31/2030	\$153,396	\$7.45	\$12,783	—
Primary	2/1/2030 - 1/31/2036	\$168,736	\$8.19	\$14,061	+10%
Option 1	2/1/2036 - 1/31/2041	\$185,609	\$9.01	\$15,467	+10%
Option 2	2/1/2041 - 1/31/2046	\$204,170	\$9.92	\$17,014	+10%
Option 3	2/1/2046 - 1/31/2051	\$224,587	\$10.91	\$18,716	+10%
Option 4	2/1/2051 - 1/31/2056	\$247,046	\$12.00	\$20,587	+10%
Option 5	2/1/2056 - 1/31/2061	\$271,750	\$13.20	\$22,646	+10%

About Checotah

BEALLS | CHECOTAH, OKLAHOMA

I-40

& U.S. 69 INTERCHANGE

KEY CORRIDORS

Interstate 40 | U.S. Highway 69 | U.S. Highway
266 | State Highway 150

CROSSROADS LOCATION

Checotah sits at the cloverleaf interchange of Interstate 40 and U.S. Highway 69 — the intersection of the primary east-west interstate across Oklahoma and the principal north-south freight corridor linking Texas to Kansas City. I-40 runs 116 miles west to Oklahoma City and 65 miles east to Fort Smith, Arkansas.

COUNTY RETAIL HUB

With roughly 3,100 residents, Checotah is the largest city in McIntosh County and functions as the retail hub for a county of approximately 19,758 people. The trade area draws from Eufaula, Warner, and the rural communities in between.

LAKE EUFAULA TOURISM

Lake Eufaula State Park lies 14 miles southwest of Checotah just off I-40 — a 2,853-acre park on Oklahoma's largest lake, with 235 campsites, a marina, heated fishing docks, swimming beaches, an 18-hole golf course, and a nature center. The park drew more than 229,000 visitors in 2021, and Checotah is the I-40 gateway for that traffic. Lake Eufaula spans 102,000 acres with over 600 miles of shoreline.

CARLTON LANDING

A New Urbanist resort town on Lake Eufaula, designed by the planners behind Seaside and Rosemary Beach. Incorporated 2013; roughly 20% built toward a planned 3,000+ lots.



Demographics

2, 5 & 10-MILE RINGS | BEALLS, CHECOTAH



POPULATION

Distance:	2 miles	5 miles	10 miles
2025 Population	2,996	5,389	12,628
2030 Population (Proj.)	3,011	5,499	12,999



HOUSEHOLDS

Distance:	2 miles	5 miles	10 miles
2025 Households	1,206	2,252	5,242
2030 Households (Proj.)	1,207	2,294	5,394



HOUSEHOLD INCOME

Distance:	2 miles	5 miles	10 miles
Avg HH Income	\$50,679	\$55,856	\$65,128
Median HH Income	\$37,027	\$39,843	\$46,375



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