

SHOP THE RANCH - #1 SHOPPING DESTINATION IN RECESSION PROOF OKLAHOMA CITY, OK



Welcome to Quail Springs Ranch a 1.5 million sq. ft. mixed-use Center in the heart of Oklahoma City's busiest shopping destination. With the addition of our mixed-use Center the Quail Springs retail destination with over 3million sq. ft. will be the largest shopping destination in Oklahoma City.

Quail Springs shoppers travel from neighboring communities as far north as Edmond, east to IH-35 south to 50th street and west to Yukon creating the largest trade are in OKC.

Our Center will bring the largest concentration of retail, restaurant and entertainment to Quail Springs and a new destination for Oklahoma City.

DEMOGRAPHICS

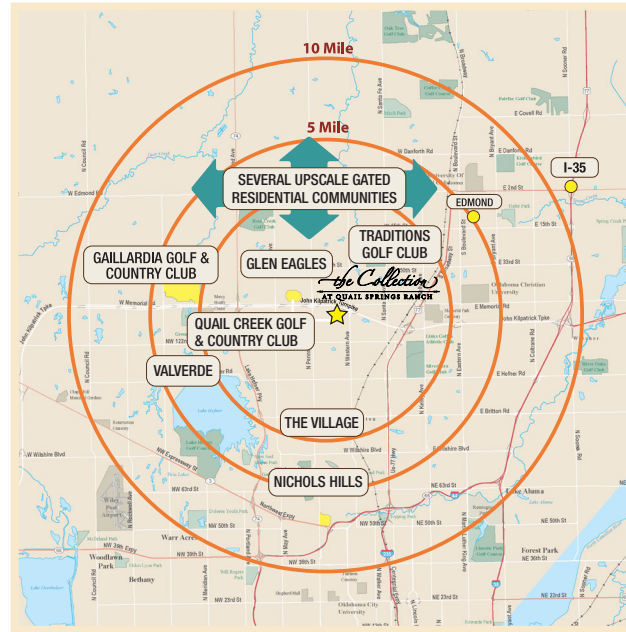
<u>Radius:</u>	<u>3-mile</u>	<u>5-mile</u>	<u>Trade Area</u> <u>10-mile</u>
Population	62,209	139,596	405,833
Number of Households	27,287	58,984	63,403
Ave Household Income	\$62,985	\$70,976	\$63,403

TRAFFIC COUNT

John Kilpatrick Turnpike 83,140 MOL Cars per Day
Western, S. of Memorial Ave, 13,802 MOL Cars per Day

MAJOR TENANTS (PROPOSED)

Von Maur Department Store
Main Event (Entertainment) & Dickinson Theaters / Imax



PROJECT FEATURES

1.5 Million Sq Ft. of Retail Available

Adjacent to John Kilpatrick Turnpike with Excellent Visibility & Access

On/Off Ramps East and West from John Kilpatrick Turnpike

Memorial Rd. & Western Ave. Access

Direct Access to and from Quail Springs Mall

Adjacent to New Development: 500,000 Sq Ft. Class A Office & Hotel

ABOUT THE GEOGRAPHIC AREA

Cost of living is 92.3% of the national average

Per capita income is 107% of the national average

Additional spendable income is 14.7% above national average

Oklahoma City metro area includes 1.3 million people

Oklahoma City is #1 in US home price appreciation - 4th quarter 2009

Oklahoma City metro area consumers spend \$787psf/yr on apparel shoes & accessories compared to \$653psf/yr national average

THE QUAIL SPRINGS

REGIONAL TRADE

AREA GENERATES 10%

OF ALL SALES TAX IN

OKLAHOMA CITY



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