

Regal Plaza

105th Street South and Memorial Drive; Bixby, OK 74008

Innovative, multi-faceted development
located in the heart of one of
Oklahoma's most desirable areas.

Be part of the excitement



Bixby
The Natural Choice
for Business



Prime Location in Affluent South Tulsa Area



Regal Plaza's location at the junction of South Tulsa and North Bixby places it at the heart of the most affluent area of the Tulsa metroplex. Boasting a Bixby ZIP code, Regal Plaza and its tenants benefit from Bixby's progressive government and business-friendly attitude.

Bixby was Oklahoma's fastest growing city for 2005, with a 35.4% gain in population between 2000 and 2005 and the growth shows no signs of slowing. The Bixby/South Tulsa area continues to be one of the hottest spots in Tulsa for relocations.

After the developers announced a 5,000-seat convention center on the Regal Plaza site, interest in Bixby and in Regal Plaza, has been phenomenal. New residents and businesses alike are eager to call Bixby "home." Regal Plaza's mix of upscale one- and two-story retail, class A office space, dining options, attractive public space and multi-purpose event center brings attractive new elements to Bixby's business scene.

We hope you'll use the information in this brochure to help you choose to be part of the excitement that is Regal Plaza!

Upscale Lifestyle Center Featuring

- Hotel
- Dining
- Event Center
- Retail
- Office Space





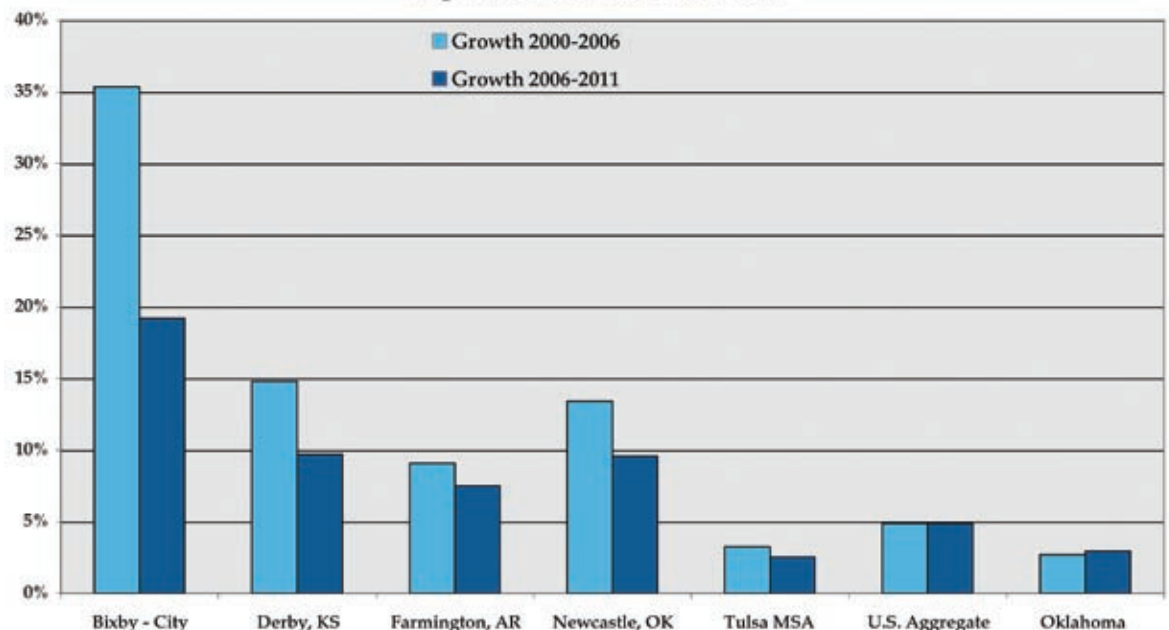
After completing other dynamic, successful Tulsa-area developments like the Palazzo Shopping Center (above) and Park Place Office Park, the developers looked for an innovative approach toward building for the future in the area. They decided upon a mixed-use development featuring a privately-funded event center and arena capable of hosting concerts, sporting events, tradeshow and more. After undertaking feasibility studies which returned very favorable results, they finalized plans and announced The Shoppes of Regal Plaza and the SpiritBank Event Center as a reality.

In addition to the SpiritBank Event Center, Regal Plaza features an approximately 100-room Hampton Inn and Suites and 130,000 sq. ft. of commercial space with a diverse mix of tenants including retail, office and restaurants.

Highlights of the Trade Area:

<i>Trade Area Population, 2006</i>	223,077
<i>Family HH Income, 2006</i>	\$84,270.00
<i>Possessing a College Degree:</i>	38%
<i>Average Home Price</i>	\$204,341.00

Population Growth Over Time



Bixby's strong growth is projected to continue. Current estimates show nearly 20% growth projected for the next five years, significantly ahead of the Tulsa MSA, Oklahoma, and other similar suburbs of Oklahoma City, OK; Wichita, KS; and Fayetteville, AR.

The Right Idea At The Right Time



Construction is already well underway on the 26-acre site located at 105th Street South and Memorial in Bixby. Bixby's growth makes it ideal for the new event center and surrounding retail development, and the affluence of the trade area make the location attractive to a variety of businesses. Recent Opportunity Gap studies show a \$1.267 billion retail leakage, including some in key categories:

Furniture

\$25,898,509.00

Electronics

\$21,248,165.00

Shoe Stores

\$16,325,182.00



Regal Plaza
site aerial

Supermarkets

\$164,845,998.00

Specialty Foods

\$14,899,558.00

Full-Service Restaurants

\$58,302,697.00

Women's Clothes

\$21,265,398.00

Family Clothing

\$44,491,287.00

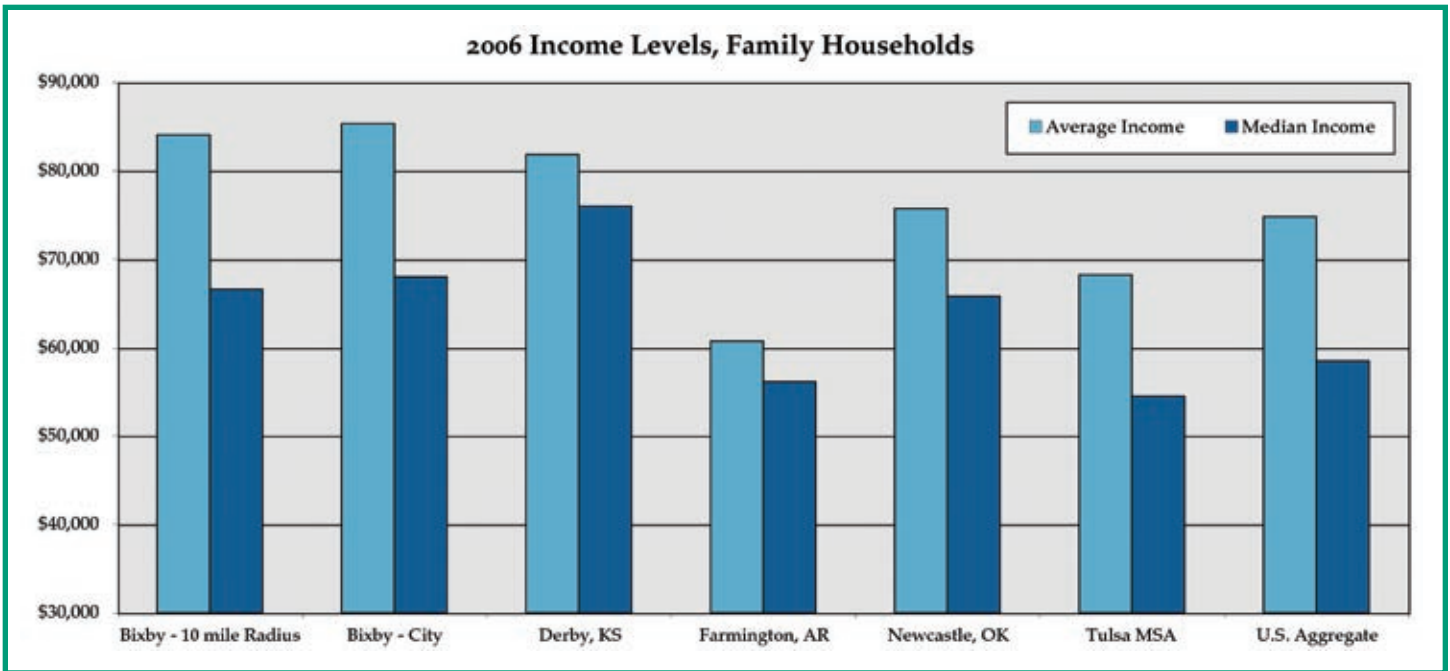
Department Stores

\$57,821,842.00

Sporting Goods

\$14,541,168.00





One of the most exciting demographic characteristics apparent in a study of the site is that the attractive consumer numbers extend through the 10-mile radius around Regal Plaza. With 353,951 residents living in this radius, the potential draw is tremendous. Highly educated and trending heavily toward white-collar employment, the 10-mile radius area population is an attractive segment for retailers seeking an upscale demographic.

Currently the only strong shopping district available to residents in this geographic area is located along the 71st Street corridor in South Tulsa. Traffic and general congestion in that area ranks as some of the worst in the metro area. Shoppers will likely welcome the chance to avoid the headaches and obtain their goods and services closer to home if given the choice.

Consumers in the trade area spend more than US consumers in general on Apparel, Sports & Recreation, Prepared Foods, Housekeeping Supplies and Household Repairs.

Highlights of the 10-Mile Radius

<i>Total Population, 2006</i>	353,951
<i>Family HH Income, 2006</i>	\$84,064.00
<i>Possessing a College Degree:</i>	42%
<i>Median Home Value:</i>	\$124,840.00



For more information: Call TJ or Sam Remy at 918-369-9300 or e-mail TJ Remy at tj@theremycompanies.com.

Portrait of the Consumer: Consumer Segments

The trade area for Regal Plaza features a number of affluent, attractive consumer segments in addition to a retail leakage of \$1.267 billion dollars. Nearly 14% of the households in the trade area fall into a social group consisting of the wealthiest families who live outside of the nation's metropolitan core. Primarily married couples with children, they typically have college degrees and large homes. Members spend money on electronics, wireless technologies, casual dining restaurants and upscale retailers in addition to child-centered purchases such as bicycles, dolls and toys, computers and computer games.

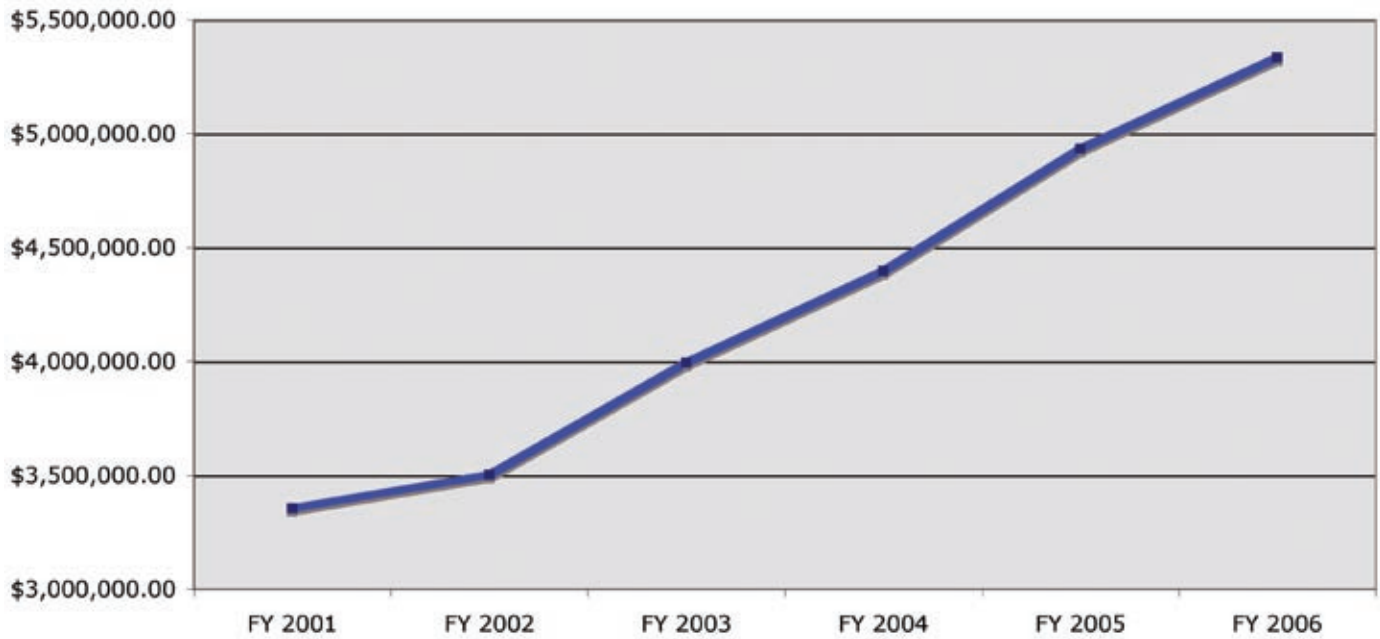
Another 14% of the total market consists of a mix of families and non-family households marked by middle-class lifestyles. Members in this category typically have some college education, tend to be homeowners and live a lifestyle heavy on leisure and recreation. Members drive SUVs, trucks or mini-vans.

Age and Income breakdowns for some key demographics show the overall affluence of the trade area for the Regal Plaza site:

- **53% of all residents** are between the ages of 25 and 64. The median income for all households in that age range is \$63,478.00.
- 30% of all residents are between the ages of 35 and 54. The median income for all households in that age range is \$69,983.00.
- **223,077** residents live in the trade area.
- 77% of all households in the trade area are family households.
- The average income for family households in the trade area is **\$84,270.00**.



Sales Tax Collections, City of Bixby



Opening your first, or your latest, location at Regal Plaza is easy. Contact us for more information and be sure to ask about our build-out incentives.

The Remy Companies	918-369-9300
TJ Remy, cellular phone	918-521-7924
Other Helpful Bixby Numbers:	
City of Bixby Economic Development	918-366-0444
Bixby Chamber of Commerce	918-366-9445

Highlights of the 20-minute Drive

Total Population, 2006	461,720
Family HH Income, 2006	\$78,964.00
Possessing a College Degree:	38%
Holds a White Collar Job:	67.42%

For more information: Call TJ or Sam Remy at 918-369-9300 or e-mail TJ Remy at tj@theremycompanies.com.



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