

TRIO | CRE

901 E WASHINGTON ST

MULTI-TENANT RETAIL CENTER
IDABEL, OK 74745

FOR LEASE

A ±30,364 SF former Walmart box on Idabel's primary retail corridor — gateway to the rapidly growing Hochatown / Broken Bow tourism corridor — alongside national co-tenants Tractor Supply Co. and the U.S. Department of Veterans Affairs.

±30,364

SF AVAILABLE

17'5"

CLEAR HEIGHT

1981

YEAR BUILT

EXCLUSIVELY LISTED BY

JONATHAN THOMPSON • (405) 406-4045

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EDMOND, OK 73013



FOR LEASE

\$6.99/SF NNN

FULL ±30,364 SF • STARTING RATE

PROPERTY HIGHLIGHTS

ANCHORED AND OPEN.



AVAILABLE SF	±30,364 SF
CLEAR HEIGHT	17'5"
COLUMN SPACING	30'
LEASE RATE	\$6.99/SF NNN · full box
YEAR BUILT	1981
CENTER GLA	66,277 SF
PARKING	435 · 5.52/1,000
LOT SIZE	6.50 AC

BIG-BOX FOOTPRINT

One contiguous ±30,364 SF box with 17'5" clear height and 30' column bays — open, flexible retail volume.

TOURISM GATEWAY

Gateway to Hochatown & Broken Bow — the region's rapidly growing tourism corridor anchored by Broken Bow Lake and Beavers Bend State Park.

NATIONAL CO-TENANCY

Shares the center with Tractor Supply Co. (NASDAQ: TSCO) and the U.S. Department of Veterans Affairs.

FORMER WALMART BOX

Originally built as a Walmart anchor — purpose-built big-box space with the loading, parking, and visibility a national retailer expects.

PARKING & SIGNAGE

435 surface spaces (5.52/1,000 SF), with pylon and building-fascia signage.

PRIMARY RETAIL CORRIDOR

On Idabel's main commercial thoroughfare — ±9,800 vehicles per day at the intersection.

THE AVAILABLE SPACE

30,000 SF. ONE BOX.

The vacant unit is a single contiguous **±30,364 SF retail box** — not a subdivided in-line bay — with **17'5" clear height** and 30' column spacing. Take the full box at **\$6.99/SF NNN** and brand it as your own — or inquire about a smaller footprint.



ARROW MARKS VACANT SUITE · ±30,364 SF

CONTIGUOUS BIG-BOX LAYOUT

±30,364 SF of clear, column-efficient space on 30' bays at 17'5" clear height — \$6.99/SF NNN for the full footprint, and divisible for smaller users.

SHARED ANCHOR PARKING

435 surface spaces at 5.52/1,000 SF, fed daily by Tractor Supply and VA-clinic traffic.

SIGNAGE PACKAGE

Pylon presence on E Washington Street plus building-fascia signage rights.

Offered at \$6.99/SF NNN for the full ±30,364 SF and available immediately. Tenant-improvement allowance negotiable for qualified credit. Space delivered as-is and divisible — call or text the listing broker for smaller-suite pricing.

LOCATION & TRADE AREA

MCCURTAIN COUNTY'S RETAIL CORE.

901 E Washington Street sits on **Idabel's primary retail corridor** in the county seat of McCurtain County — with **±9,800 vehicles per day** at the NE Avenue J intersection and regional spillover from Broken Bow and Hochatown tourism.



901 E WASHINGTON ST · VACANT SUITE MARKED

PRIMARY RETAIL CORRIDOR

E Washington Street is Idabel's main commercial thoroughfare; the property has frontage and vehicular access from both E Washington Street and NE Avenue J.

REGIONAL DRAWS

Adjacent to Walmart Supercenter; near McCurtain Memorial Hospital and Choctaw Casino—Idabel.

DEEP RETAIL TRADE AREA

Co-located demand from Harbor Freight, Hibbett, O'Reilly, AutoZone, bealls, Dollar Tree, and 20+ national operators.

REGIONAL CONNECTIVITY

U.S. Routes 259 & 70 link the trade area across SE Oklahoma, NE Texas, and SW Arkansas, with tourism spillover from Broken Bow Lake & Beavers Bend State Park.

Idabel is the county seat and primary commercial center for McCurtain County — 14,000+ residents and 7,000+ employees within 10 miles.

SITE & CO-TENANCY.



The center already delivers **built-in customer traffic** for the next tenant — two committed anchors driving complementary visitor types into the shared parking field every day.

TRACTOR SUPPLY CO. (NASDAQ: TSCO)

The country's largest rural-lifestyle retailer — recurring trips by farmers, ranchers, and property owners with disposable income for big-ticket farm, ranch, and pet goods.

U.S. DEPARTMENT OF VETERANS AFFAIRS

A community-based outpatient clinic generating recurring, needs-based visits from veterans and their families — non-cyclical, federally supported weekly foot traffic.

THE COMBINED EFFECT

Daily, dependable customer traffic — rural-lifestyle shoppers plus a recurring clinic-patient stream — that the next tenant inherits from day one.

Full site plan available upon request from the listing broker.

THE TRADE AREA **BY THE NUMBERS.**

DEMOGRAPHICS · FROM PROPERTY

	1 MILE	3 MILES	10 MILES
2025 Population	3,288	7,429	14,225
2025 Households	1,232	2,908	5,487
Avg. HH Income	\$53,969	\$53,966	\$61,336
Median HH Income	\$40,500	\$38,144	\$46,134

BUSINESS & EMPLOYMENT

	1 MI	3 MI	10 MI
Total Businesses	302	559	785
Total Employees	3,034	4,891	7,182

TRAFFIC COUNTS · VPD

E Washington St / NE Avenue J	9,810
E Washington St / SE F Ave	8,462

MCCURTAIN COUNTY

Idabel is the county seat and primary commercial center for McCurtain County, with a local economy anchored by forestry and wood products, agriculture, healthcare, education, and tourism. Steady visitor activity from Broken Bow Lake, Beavers Bend State Park, and the Ouachita National Forest — plus Choctaw Casino—Idabel — supports lodging, dining, and retail demand across the trade area.

Demographics, employment, and traffic data via CoStar / TrafficMetrix® (2025). Figures approximate, as of May 2026.

PROPERTY PHOTOS

A CLOSER LOOK.



Additional professional photography to follow. Contact the listing broker for the latest media package.

EXCLUSIVELY LISTED BY

CONTACT **TRIO CRE.**

LISTING BROKER

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TRIO COMMERCIAL REAL ESTATE

TRIO **CRE**

"Our future legacy is to continue to iterate the 'skyline' of Oklahoma for the next generation."

Trio CRE is a full-service Oklahoma-based commercial brokerage delivering institutional-grade representation for office, industrial, retail, and investment-sale assignments across the OKC metro and statewide.

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