

# Expansion coming to Bass Pro Shop area

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Broken Arrow's Bass Pro Shop was never meant to stand alone — Stone Wood Hills was planned from the start to capitalize on its anchor tenant.

While the stores, restaurants and other businesses surrounding Bass Pro have thrived thanks in part to the outdoors shop's destination status, David Parrish of Parrish Co. said they're being careful with further development rather than simply rushing in.

"We've taken our time, and our developers are doing it right," he said.

That said, Parrish and his partners have big plans for the area at Albany Street, Elm Place and the Broken Arrow Expressway, including a third hotel, a convention center, more retail space and a possible office park.

Though interest in the roughly 150-acre development from potential tenants had been steady, Parrish said the announcement of St. John Broken Arrow, a new hospital under construction on 68 acres northwest of Stone Wood Hills, kicked demand into high gear.

"We're starting to see a new surge of development since the hospital announcement," he said.

Parrish Co. is hoping to accommodate that surge with a series of new construction projects, including the expansion of The Village at Stone Wood Hills. The Village, currently 34,000 square feet of retail space, could soon have additional buildings constructed in two phases that could push the total to 90,000 square feet.

Though plans are still being hammered out and construction might not begin until fall of next year, the existing Village building is 90 percent leased, with the newest tenant to be a new location of the Cigar Box.

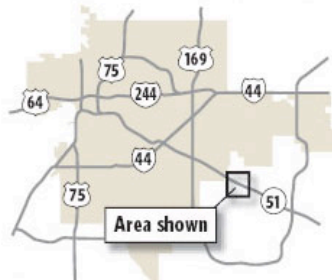
Pad sites continue to sell well, with the latest sold to Hal Smith Restaurant Group for construction of a new Charleston's.

Restaurants that have moved there have done well, though one in particular stands out, Parrish said.

"Los Cabos is doing extremely well. They're doing the same numbers as they did at RiverWalk,"

- 1 Runt's BBQ
- 2 Los Cabos
- 3 Steak 'n Shake
- 4 Starbucks
- 5 Lone Star Steakhouse & Saloon
- 6 Charleston's
- 7 Holiday Inn Express Hotel
- 8 Marriott TownePlace Suite
- 9 Arkansas Valley State Bank
- 10 The Village at Stone Wood Hills

## Developments at Stone Wood Hills



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he said, referring to the Jenks development.

A new hotel and convention center combo, to be at least partially funded by the city of Broken Arrow's \$6.5 million bond initiative approved by voters in 2004, is also slated for the area. Stoney Creek Hospitality Corp. was named the city's partner in the convention center in January.

Plans for the hotel and convention center are still being finalized, and the final cost has yet to be determined, Parrish said. He did say a hotel brand has contracted with the development, though they did not yet wish to be revealed.

City officials have said construction could begin at the start of next year.

The hotel would join two others on the site, a 121-room Holiday Inn Express & Suites constructed for \$8.3 million and a 95-room Marriott TownePlace Suites, which is under construction for fall completion at a cost of \$6 million.

Stone Wood may also branch out into the office market soon, as Parrish said his company is looking to build five office buildings totaling 40,000 square feet immediately east of the Lone Star Steakhouse.

Parrish said a number of other developments and land deals are in the works in the area, though it was too soon to identify them.

"There's been a lot of development surrounding Stone Wood Hills, and I think you'll see a lot of activity there in the next year," he said.