

FOR SALE

USDA ANADARKO

1001 Petree Road, Anadarko, OK 73005



Chris Castro

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PIVOT

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Pivot Real Estate Brokerage in compliance with all applicable fair housing and equal opportunity laws.

PIVOT

Pivot Real Estate Brokerage
1214 NW Hudson, Suite 213
Oklahoma City, OK 73103
pivotproject.com/brokerage



PROPERTY INFORMATION

PIVOT



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for Office / Institutional / Governmental investors seeking a prime location in the thriving Anadarko area. This impressive property, boasting a 6,806 SF building constructed in 1991, presents a compelling investment in a sought-after market. With 100% occupancy, the property offers a strong and reliable income stream. USDA has been a tenant for 20 years and isn't going anywhere. The well-maintained building provides a versatile space perfectly suited for a range of office, institutional, or governmental purposes. Don't miss the chance to secure a valuable asset in this prosperous market, poised for future growth and success.

PROPERTY HIGHLIGHTS

- 6,806 SF building with potential for office or institutional use
- Fully renovated in 2019, offering modern amenities and infrastructure
- Prime location in Anadarko, OK, providing access to local businesses and resources
- 100% occupancy, ensuring immediate income for the investor
- Single-unit property, ideal for a streamlined investment

OFFERING SUMMARY

Sale Price:	\$875,000
Number of Units:	1
Lot Size:	41,382 SF
Building Size:	6,806 SF
NOI:	\$73,000.00
Cap Rate:	8.34%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	253	870
Total Population	239	686	2,302
Average HH Income	\$60,196	\$60,153	\$58,799



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LOCATION DESCRIPTION

Discover the vibrant business potential of Anadarko, OK, where the landscape of opportunity meets the promise of growth. Situated in a dynamic economic region, the area provides access to a diverse set of local amenities and attractions, including Anadarko Industrial Park, which is a major draw for businesses seeking a strategic location. The location is also within close proximity to local dining establishments, hotels, and retail centers. With easy access to major transportation arteries and a robust commercial landscape, Anadarko offers an ideal setting for an Office / Office Building investor to capitalize on the area's business-friendly environment and burgeoning market potential.

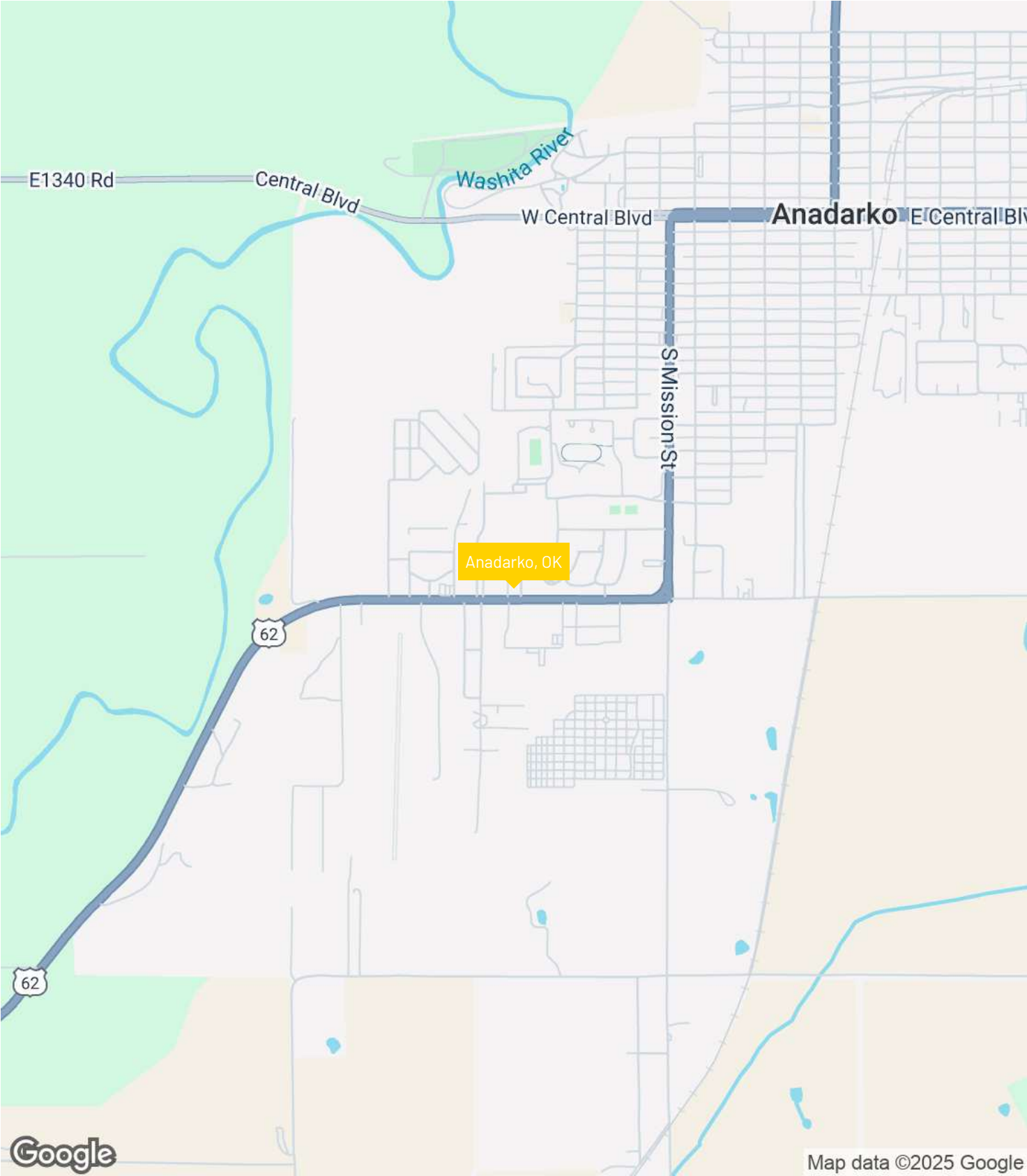


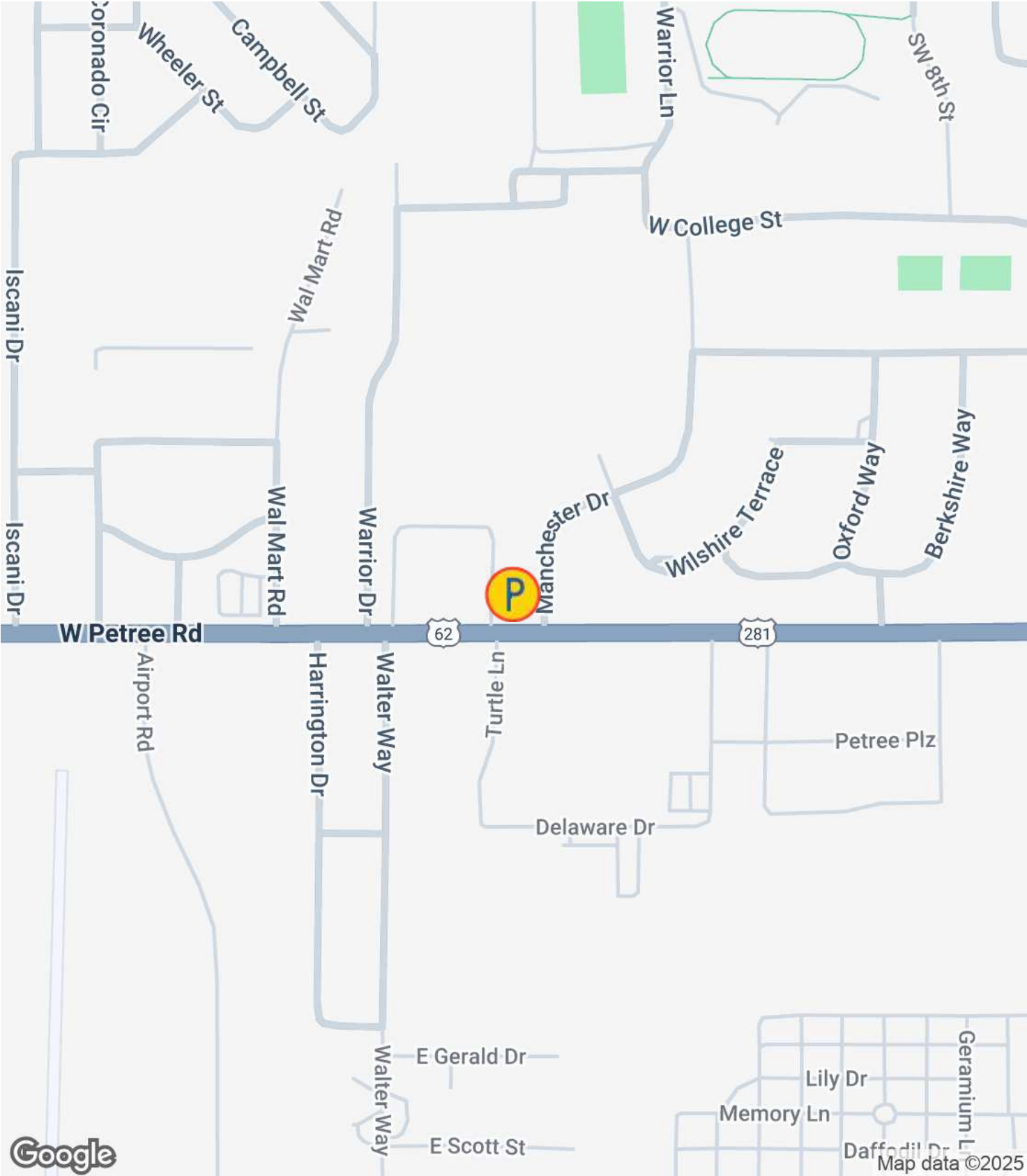
PROPERTY HIGHLIGHTS

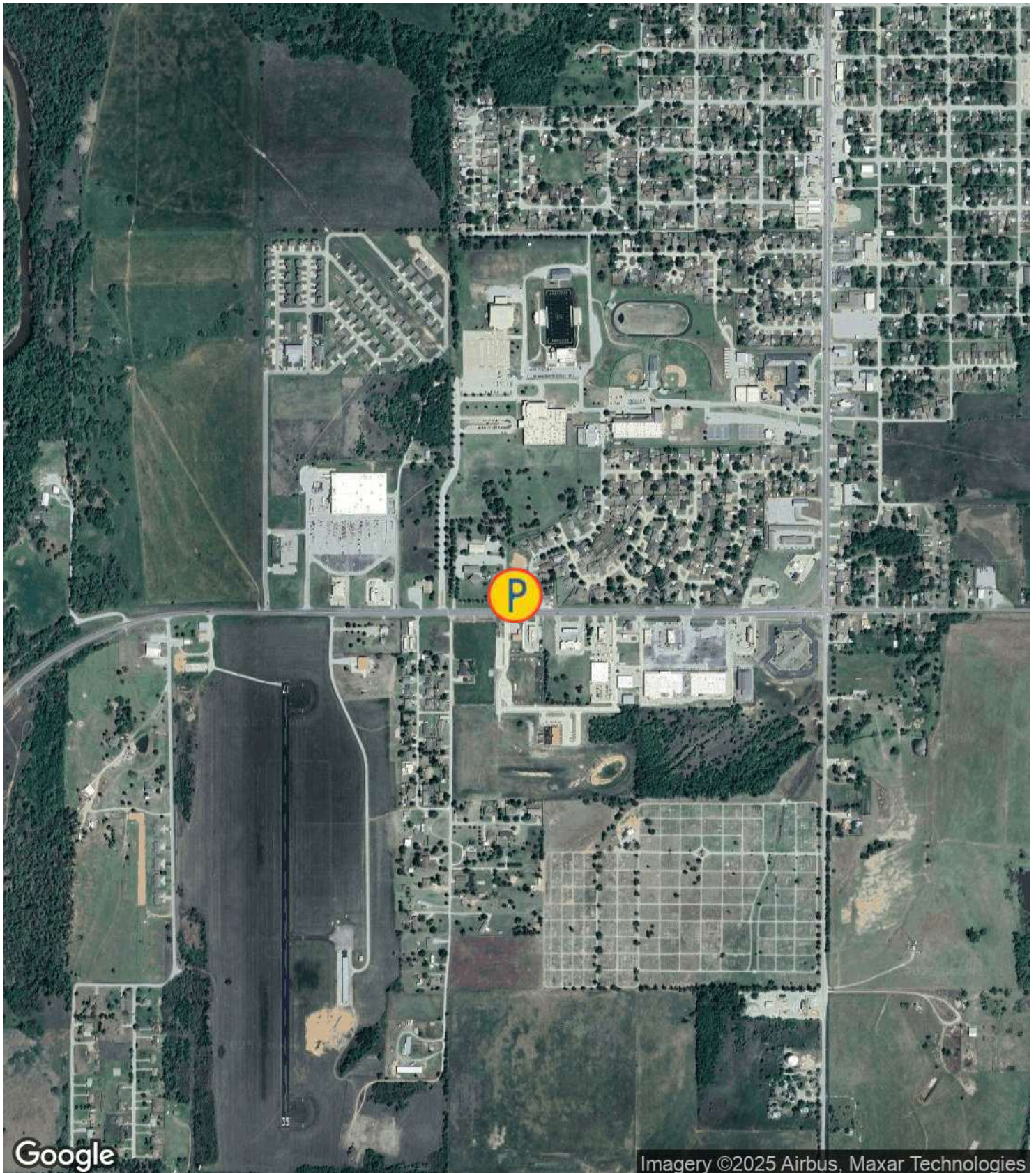
- 6,806 SF building with potential for office or institutional use
- Fully renovated in 2019, offering modern amenities and infrastructure
- Prime location in Anadarko, OK, providing access to local businesses and resources
- 100% occupancy, ensuring immediate income for the investor
- Single-unit property, ideal for a streamlined investment experience
- Built in 1991, featuring timeless architectural charm and character
- Strong historical performance as a reliable income-generating asset
- Proximity to governmental facilities and institutions, catering to institutional investors
- Well-maintained property with low operational and maintenance costs
- Potential for long-term lease agreements with government tenants



LOCATION INFORMATION







FINANCIAL ANALYSIS

INVESTMENT OVERVIEW

Price	\$875,000
Price per SF	\$129
Price per Unit	\$875,000
CAP Rate	8.34%

OPERATING DATA

Net Operating Income	\$73,000
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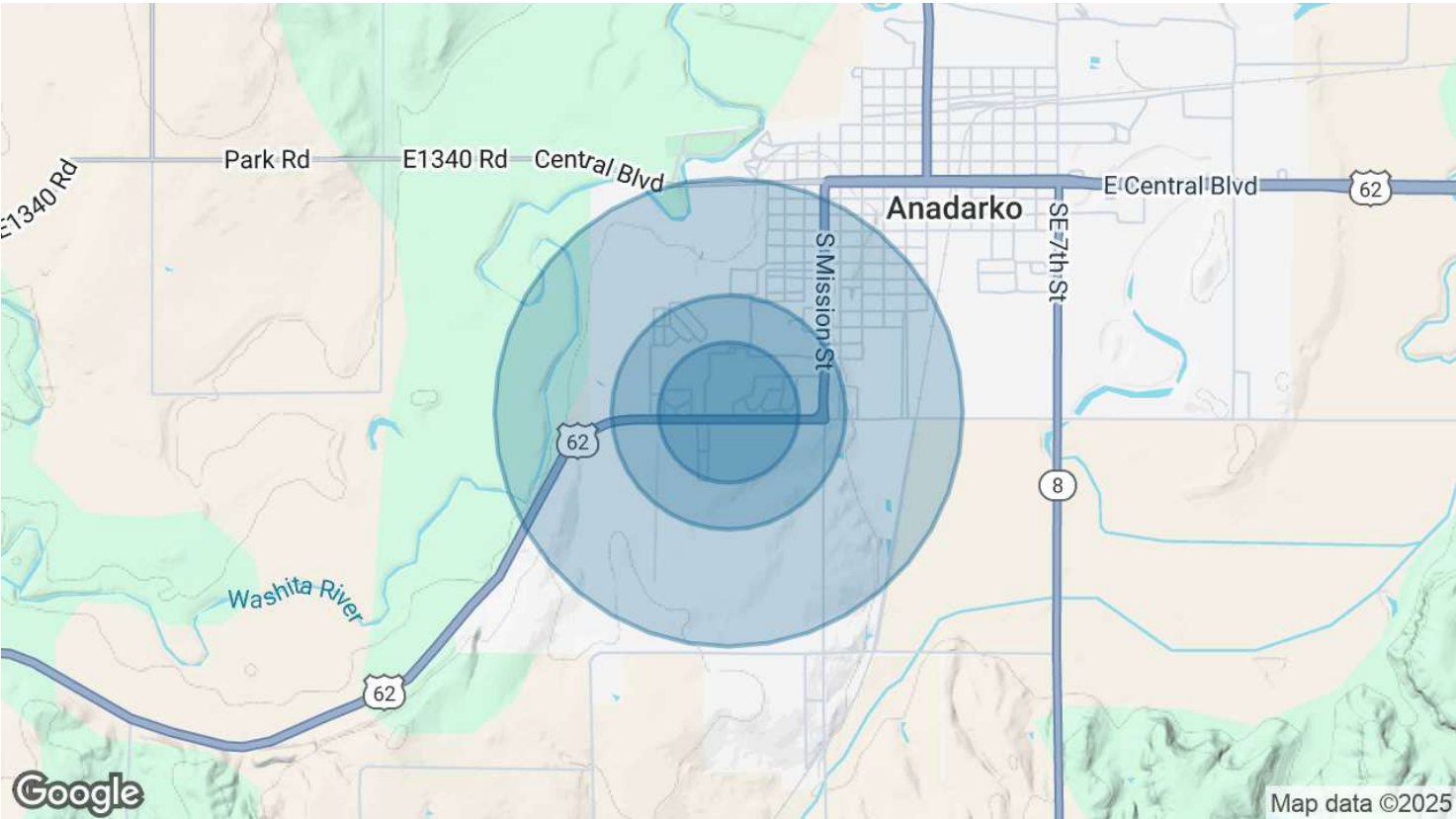
RENT ROLL



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	USDA	6,806 SF	100%	\$13.90	-	-	\$94,582	02-01-17	01-31-27
TOTALS		6,806 SF	100%	\$13.90	\$0	\$0.00	\$94,582		
AVERAGES		6,806 SF	100%	\$13.90			\$94,582		



DEMOGRAPHICS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	239	686	2,302
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	253	870
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$60,196	\$60,153	\$58,799
Average House Value	\$106,349	\$105,140	\$95,910

Demographics data derived from AlphaMap

ADVISOR BIOS



CHRIS CASTRO

Associate - Office

Chris@pivotproject.com

Direct: **405.317.0627** | Cell: **405.317.0627**

OK #184432

PROFESSIONAL BACKGROUND

Chris Castro is a dynamic and dedicated commercial real estate broker based in the bustling heart of Oklahoma City. Specializing in office leasing, Chris offers a unique blend of expertise and local market knowledge to meet the diverse needs of his clients. With three years of experience under his belt, he has quickly made a name for himself as a reliable and innovative professional in the commercial real estate sphere.

Bilingual and articulate, Chris can seamlessly navigate transactions and negotiations in both English and Spanish, ensuring clear and efficient communication with a broad range of clients. His background in graphic design and marketing provides him with a creative edge, allowing him to present properties in the best light and devise marketing strategies that stand out in a competitive market.

Chris's approach is deeply rooted in understanding the specific needs and goals of his clients. Whether you're a startup looking for your first office space or a multinational corporation seeking to expand your footprint, Chris is committed to finding the perfect solution for your business. His hands-on experience, coupled with his dedication to staying abreast of market trends, makes him an invaluable asset to anyone navigating the Oklahoma City office leasing market. Reach out to Chris Castro for a partner who is as invested in your success as you are.

EDUCATION

University of Oklahoma, 1999-2004
BS in Visual Communication

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TIM STRANGE, CCIM, SIOR, CPM

President

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Direct: **405.413.8467**

OK #070810

PROFESSIONAL BACKGROUND

Tim Strange, CCIM, SIOR, is the President and Managing Broker of Pivot Real Estate Brokerage. As a highly successful commercial real estate broker, developer, and property owner, Tim has been involved in more than \$1.2 billion in leasing and sales transactions. In brokerage, Tim puts the interests of his clients first, working collaboratively with the entire brokerage community to maximize value and opportunities for his clients. A major focus has been on federal government leased properties to the Government Services Administration (GSA) and Veteran's Affairs (VA). He also has worked with a wide range of clients, including sellers and buyers of commercial real estate, landlords, and tenants.

Through Rose Rock Development Partners, the firm that he co-founded, Tim is committed to projects that promote human flourishing, create value for stakeholders, and have an enduring impact on the communities he serves. He has been involved in the renovation and conversion of historic buildings to apartments and in new construction of commercial and multi-family properties. Tim works with landowners and municipalities who want to see their property developed, and also acquires properties to add value through re-purposing or improving their operational results. To date, Tim's (re)-developments completed, under construction or currently in his development pipeline exceed \$400 million.

EDUCATION

Southern Methodist University, BS in mechanical engineering

MEMBERSHIPS

Member of CCIM, SIOR, CPM, CREC and the Economics Club of OKC
Past president of Oklahoma CCIM, Oklahoma SIOR and Oklahoma CREC
Former director of Oklahoma City Chamber of Commerce and
Former director of Central Oklahoma Transportation & Parking Authority
Former program co-chair of LOYAL of Leadership Oklahoma City
Former board member Leadership Oklahoma City
Former board member Last Frontier Council of Boy Scouts of America and an Eagle Scout
Member, Crossings Community Church Choir

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