

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------|---------------------------------|
| Price: | \$675,000 |
| Lot Size: | 4.55 Acres |
| Price/SF: | \$3.40 |
| Zoning: | C-2 (General Commercial Distr.) |

PROPERTY OVERVIEW

Located near the northeast corner of S. Harrah Rd and SE 29th St (Hwy 270), this property offers approximately 335 feet of direct frontage along SE 29th St. Situated in a rapidly developing area with all utilities to the site, the property is well positioned to benefit from the surrounding residential growth. An excellent opportunity for retail or service-oriented businesses seeking strong visibility and long-term development upside.

Surrounded by Rausch Coleman and other active commercial and residential developments, with approximately 600 residential units planned (and growing) with several actively under construction. In addition, the City has invested nearly \$10 million in infrastructure improvements in the surrounding area, further supporting long-term growth.

PROPERTY HIGHLIGHTS

- All utilities to the site, including gas, sewer, water, and electric
- Approximately 335' of frontage along SE 29th St (a/k/a Hwy 270)
- Flat topography
- Owner willing to divide
- Nearby Rausch Coleman development with approximately 600 residential units planned with construction underway
- Planned expansion of S. Harrah Rd to four lanes to support increased traffic flow
- Pratt & Whitney announced a \$255 million investment for a new sustainment center near Tinker Air Force Base, expected to create several jobs, making Harrah a desirable location for incoming employees.

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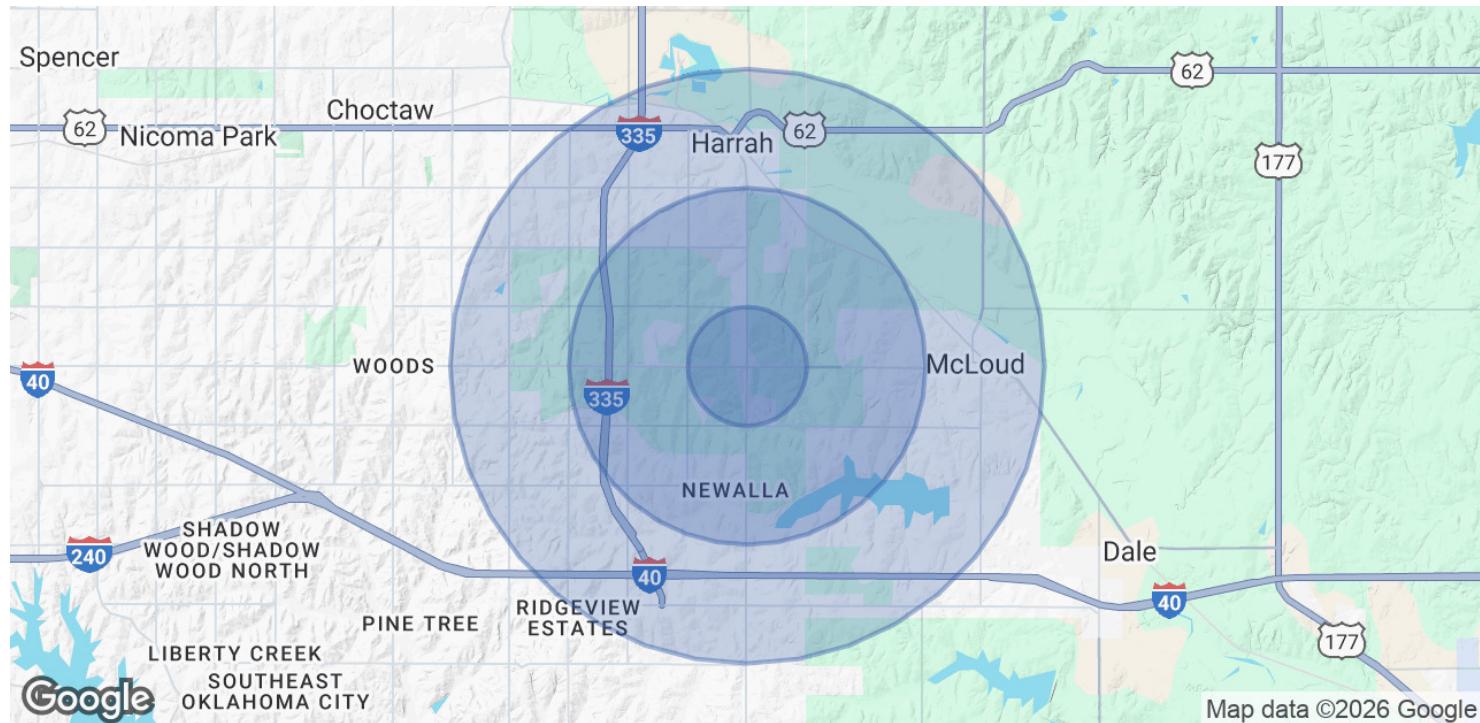
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,133 | 10,421 | 21,756 |
| Average Age | 39 | 40 | 41 |
| Average Age (Male) | 38 | 39 | 40 |
| Average Age (Female) | 40 | 40 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 411 | 3,540 | 7,698 |
| # of Persons per HH | 2.8 | 2.9 | 2.8 |
| Average HH Income | \$100,178 | \$94,541 | \$99,058 |
| Average House Value | \$296,523 | \$246,700 | \$255,263 |

Demographics data derived from AlphaMap

DEVELOPMENT PLANS



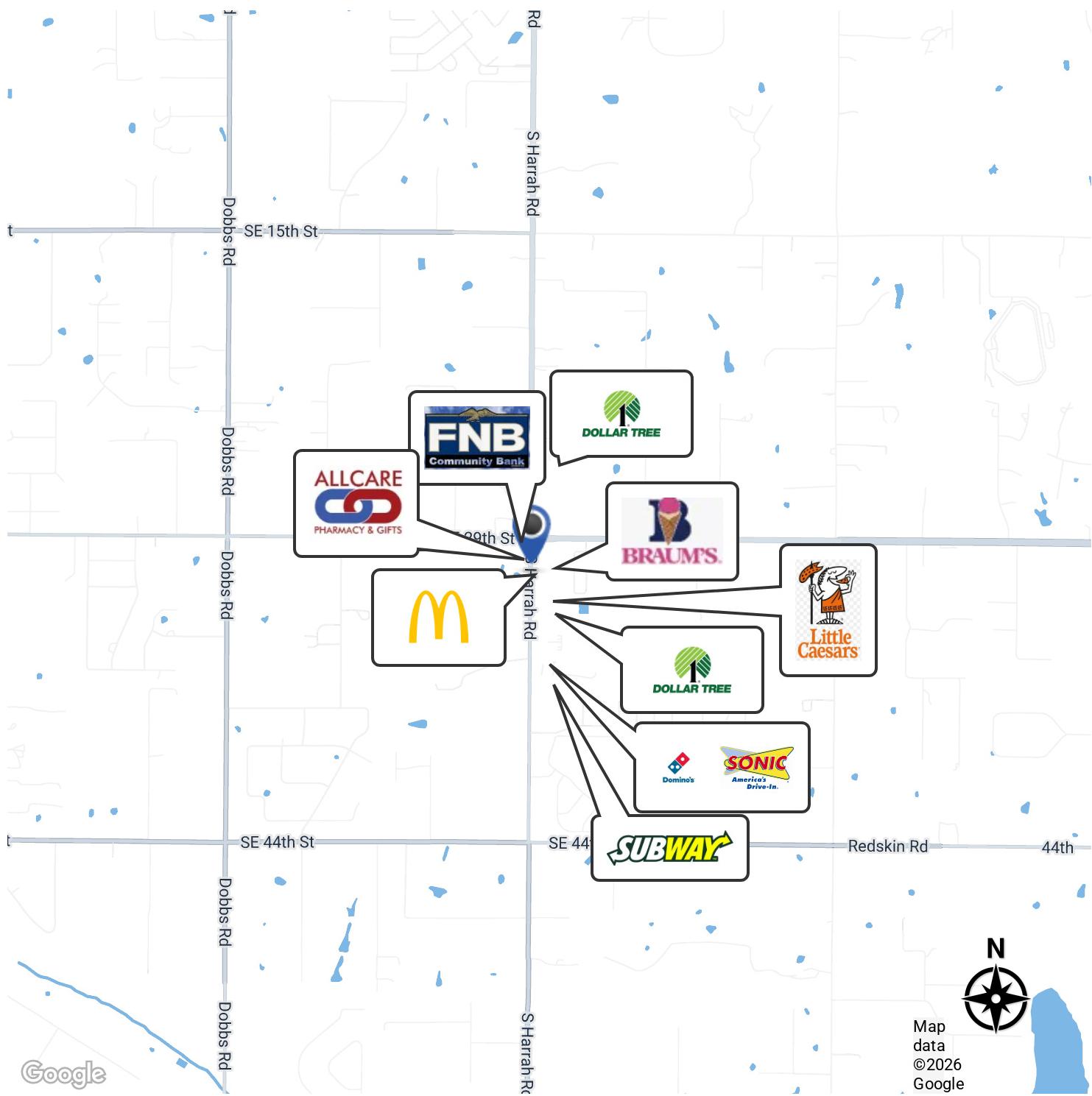
HOUSE DEVELOPMENT PLAN (SOUTH OF PROPERTY ON 29TH ST)



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RETAILER MAP



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