

FOR SALE

**3519 E Jensen Rd,
El Reno, OK 73036**



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary Property Overview

Building Size: 3,800 SF

Lot Size: 5.32 Acres

Sales Price: \$900,000

Zoning: A-1

Year Built: 1984

Chris Johnson
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405.435.3572

This 5.32-acre industrial property offers a fully fenced and gated gravel yard ideal for truck parking, equipment storage, or shop operations. The 3,800 SF shop building includes 12'x14' overhead doors, office space, and a restroom, providing a functional setup for a wide range of users. The site also features 15 RV hookups, adding flexibility for business or personal use. With quick access to I-40, this property is perfectly suited for companies seeking a secure, convenient location with room to operate and grow.



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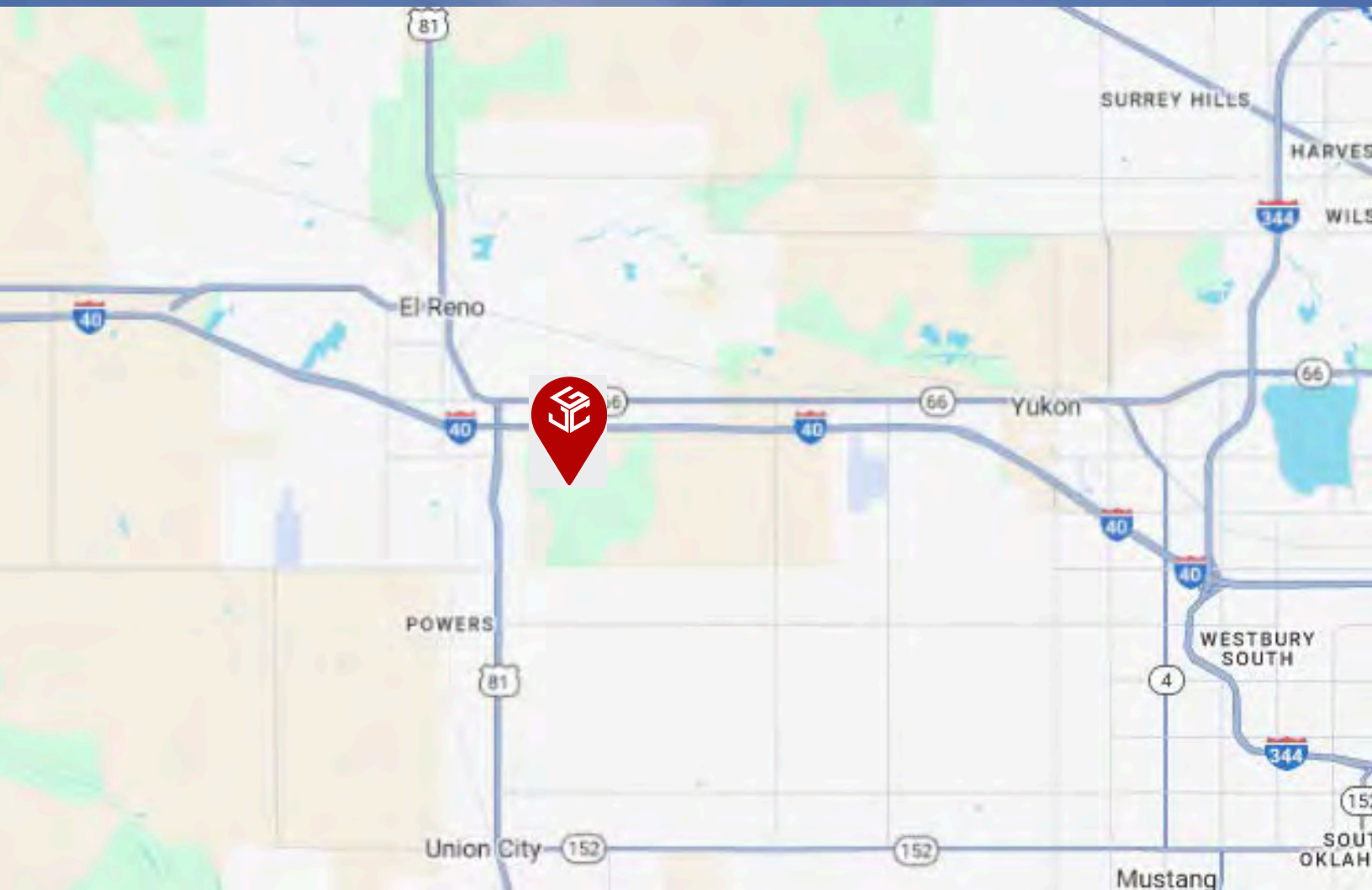
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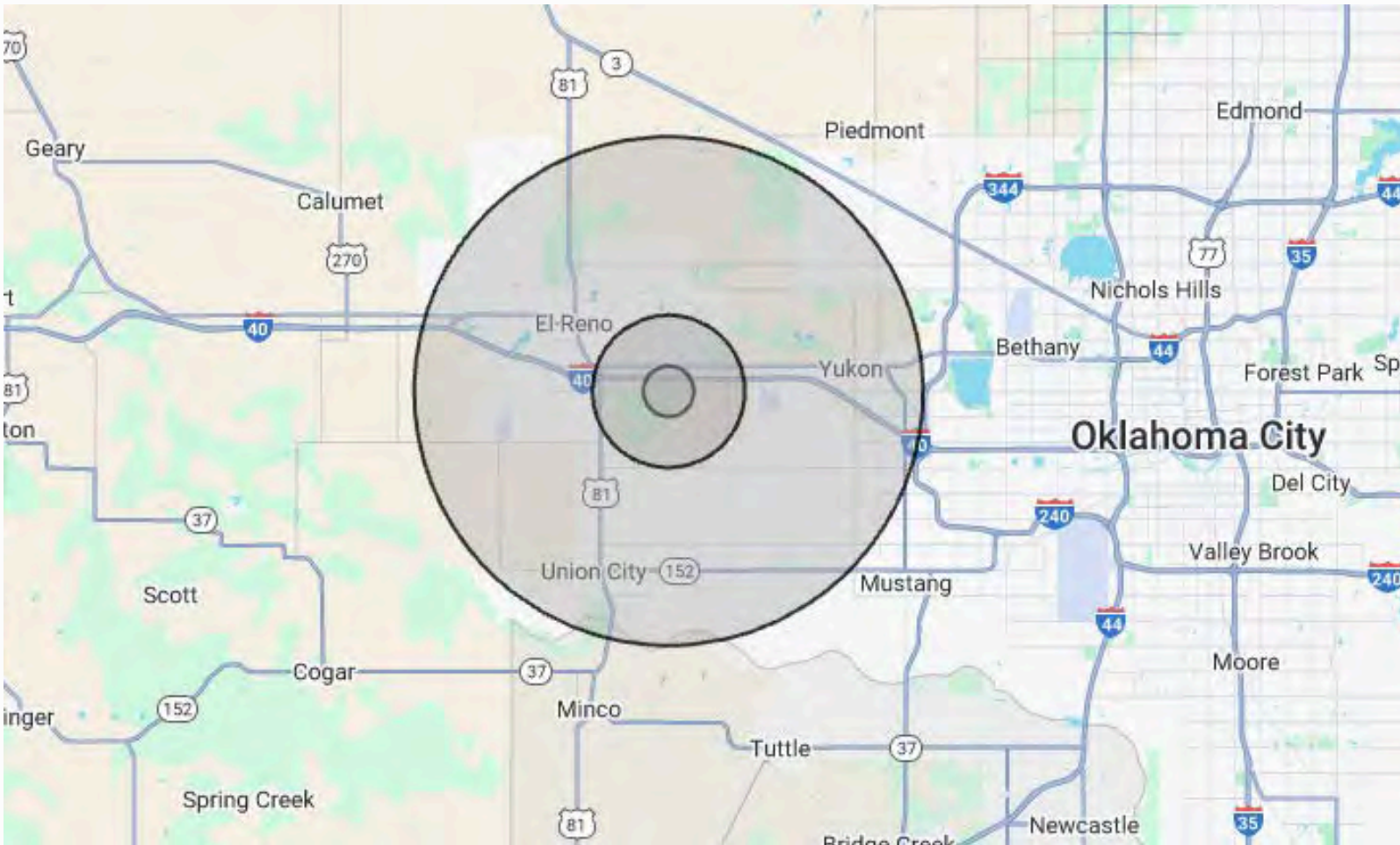
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Demographics

1 MILE

3 MILE

10 MILE

| | | | |
|------------------------|-----------|-----------|-----------|
| Population | 111 | 8,054 | 47,833 |
| Average Age | 43 | 37 | 39 |
| Employment | 221 | 3,595 | 19,172 |
| Households | 40 | 3,081 | 17,711 |
| Ave. Household Income | \$97,846 | \$62,474 | \$81,258 |
| Median Household Value | \$284,999 | \$146,196 | \$187,580 |

Traffic Count

Average Daily Volume

47,248 Vehicles

Demographic data provided by CoStar

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