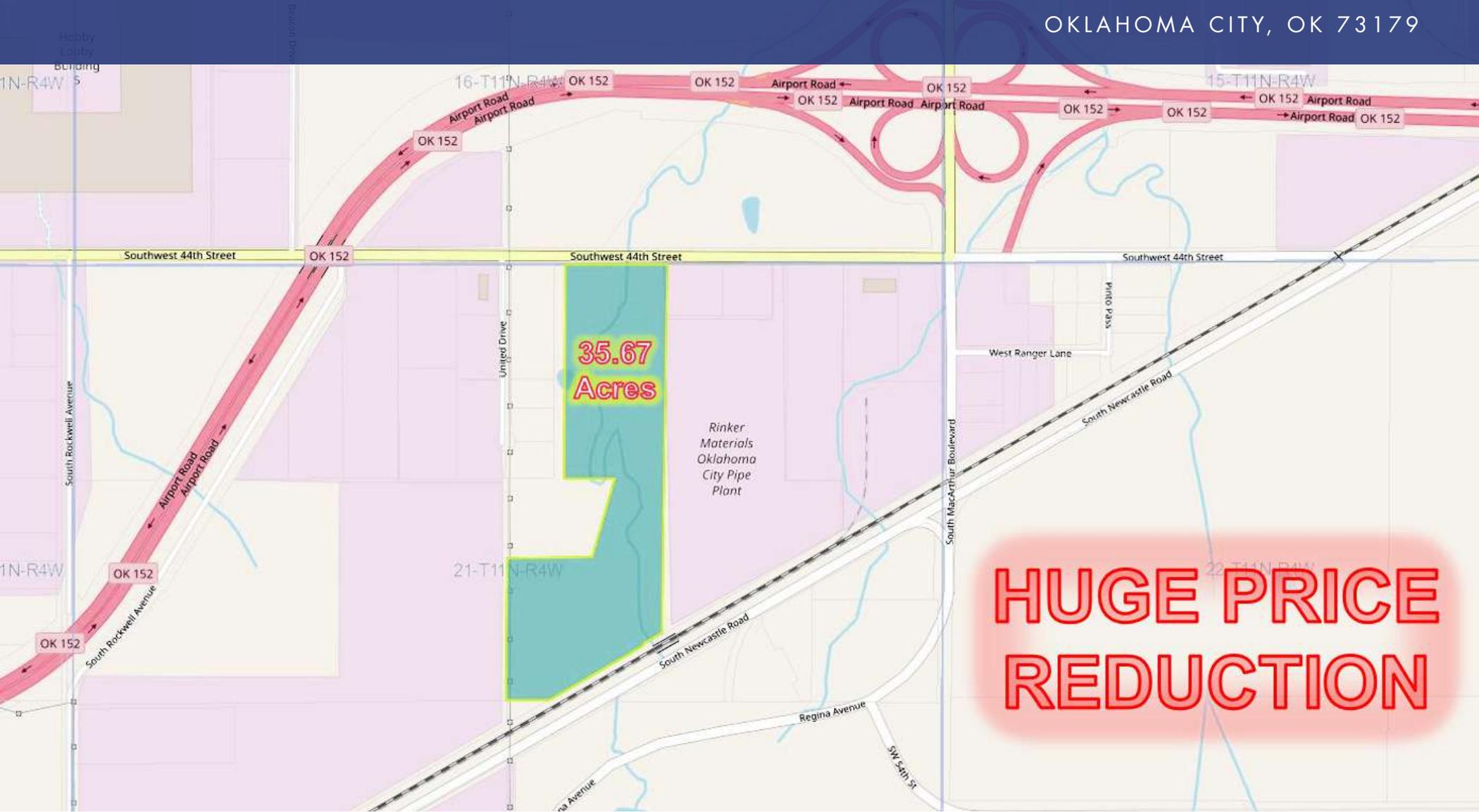


A LAND INVESTMENT OPPORTUNITY

6300 SW 44TH ST

OKLAHOMA CITY, OK 73179



35.67
Acres

HUGE PRICE
REDUCTION

JUDY J. HATFIELD, CCIM

EQUITY COMMERCIAL REALTY ADVISORS, LLC

Founding Principal

(405) 640-6167 office

(405) 640-6167 cell

jjhatfield@equityrealty.net





OFFERING SUMMARY

Total Available:	35.67 Acres
Sale Price:	\$1,000,000
Taxes (2025):	\$73.10
Zoning:	I-2 & I-3

20 Acres MOL: I-2 (Mod. Industrial)

15 Acres MOL: I-3 (Heavy Industrial)

Traffic Counts (VPD):	SW 44th St:	9,963
	I-240:	50,100

PROPERTY HIGHLIGHTS

- Located on SW 44th Street, West of S MacArthur Blvd - Frontage on SW 44th Street
- Excellent Visibility | Easy Access to I-240 and I-44
- Close Proximity to a Highly Populated Industrial Corridor, Hobby Lobby Headquarters & Distribution Center, and less than 3 Miles from Will Rogers World Airport
- All Public Utilities are Available to the Site

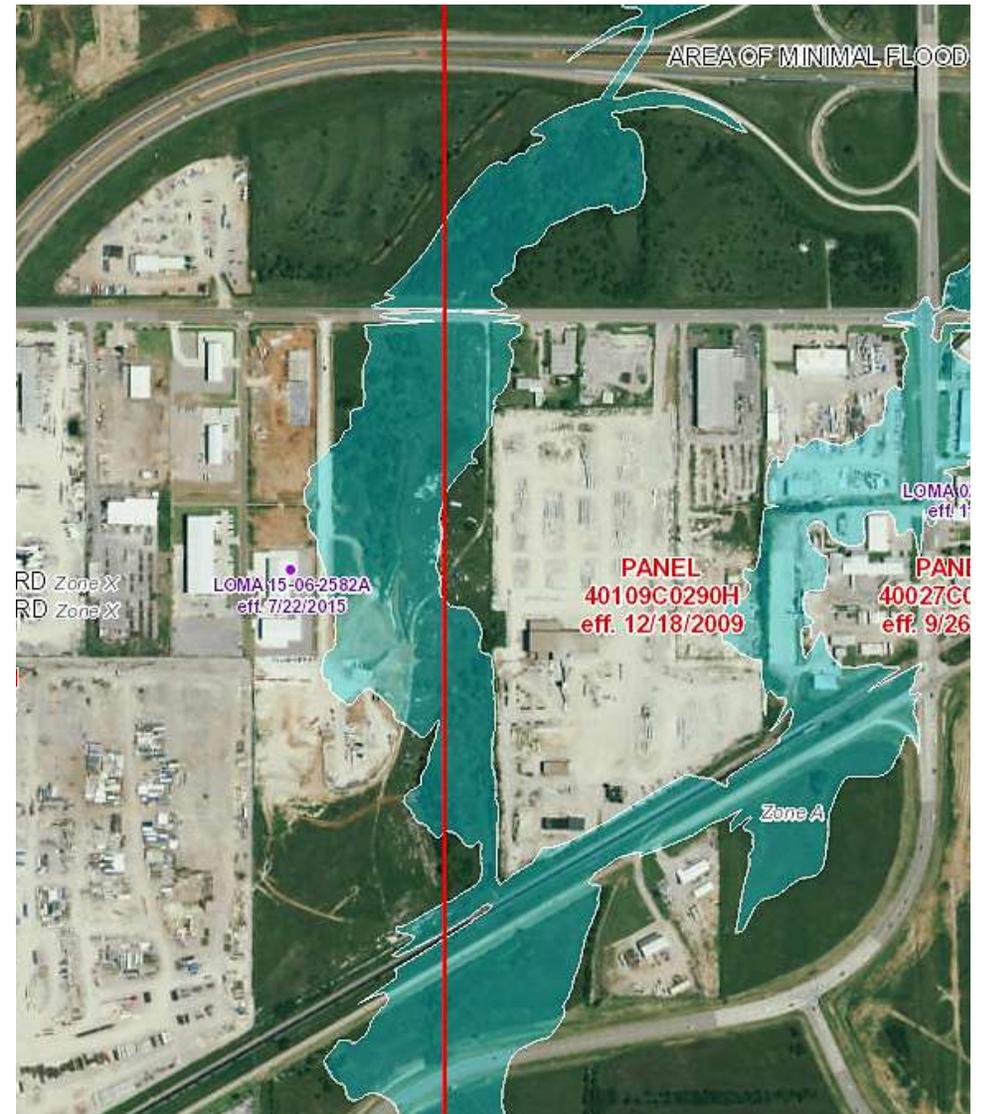
DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	64	45,887	224,906
Total Population	175	130,674	571,840
Average HH Income	\$101,193	\$77,040	\$88,444

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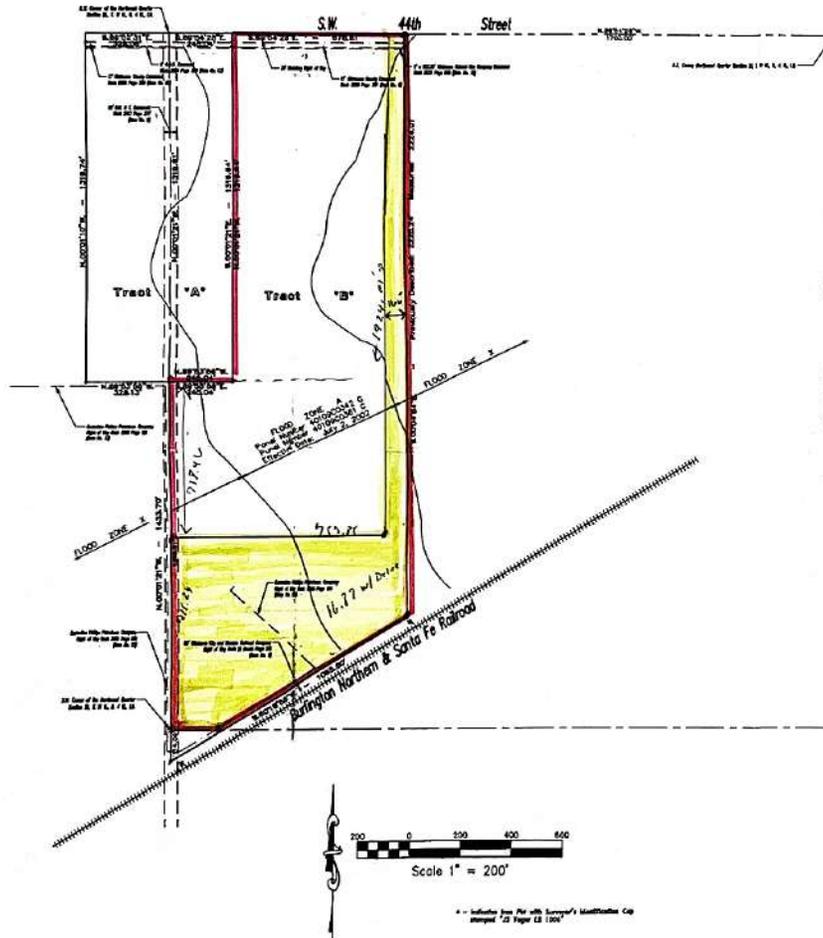
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PLAT OF SURVEY
A part of Section 21, T. 11 N., R. 4 W., I.M.
Oklahoma County, Oklahoma



SURVEYOR'S CERTIFICATE

The undersigned being a registered surveyor of the State of Oklahoma, certifies that I am a duly Licensed and Active Surveyor and all of the successors and assigns of the aforementioned parties as follows:

The map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established by the American Land Title Association and the American Congress on Surveying and Mapping in 1985.

This survey was made on the ground on 1 July 2015, and correctly shows the description and the land area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property and any other matters situated on the subject property.

Except as shown on the survey, there are no visible encroachments or rights of ways of which the undersigned has been advised.

Except as shown on the survey, there are no party walls and no visible, above ground encroachments (a) by the improvements on the subject property upon the adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject property.

The location of each platable easement, right-of-way, servitude, and other matter (above or below ground) affecting the subject property and listed in the Title Insurance Commitment No. 0000000001, dated April 26, 1994, by First American Title & Trust Company, with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent the same matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with subdivision, site plan and other records of record for the subject property referenced in such title commitment.

Date Revised: 7-15-2015
Date Plotted: 7-15-2015

James S. Taylor
James S. Taylor, P.L.S., Member 1008
Oklahoma State Bar Association - 8-0-2007
1912 South AP Capital Member 19 State 103
Oklahoma City, Oklahoma 73112
Telephone: 405-737-3413

LEGAL DESCRIPTION

TRACT A

A part of the North Half of Section 21, T. 11 N., R. 4 W., I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

All of the East Half (50%) of the East Half (50%) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 21, T. 11 N., R. 4 W., I.M., Oklahoma County, Oklahoma AND

A part of the Northeast Quarter of Section 21, T. 11 N., R. 4 W., I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Section 21, Thence S. 89° 47' 23" E., along the North Line of the Northeast Quarter of said Section 21, a distance of 240.00 feet; Thence S. 89° 47' 23" E., and parallel with the West Line of the Northeast Quarter of said Section 21, a distance of 1218.01 feet (approximately described as 2200.00 feet) to the West Line of the Northeast Quarter of said Section 21; Thence S. 89° 47' 23" E., along the West Line of the Northeast Quarter of said Section 21, a distance of 1218.01 feet to the point of beginning. Said subdivision tract contains 138,300.108 Square Feet or 3.1520 Acres, more or less.

TRACT B

A part of Section 21, T. 11 N., R. 4 W., I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 21, Thence N. 89° 47' 23" E., along the North Line of the Northeast Quarter of said Section 21, a distance of 1750.00 feet to THE POINT OF BEGINNING; Thence S. 89° 47' 23" E., and parallel with the East Line of the Northeast Quarter of said Section 21, a distance of 2200.00 feet (approximately described as 2200.00 feet) to the Northern Right of Way Line of the Burlington Northern & Santa Fe Railroad; Thence S. 89° 47' 23" E., and parallel with the West Line of the Northeast Quarter of said Section 21, a distance of 1218.01 feet to the West Line of the Northeast Quarter of said Section 21; Thence S. 89° 47' 23" E., a distance of 1400.00 feet; Thence S. 89° 47' 23" E., a distance of 240.00 feet; Thence N. 89° 47' 23" E., and parallel with the West Line of the Northeast Quarter of said Section 21, a distance of 1218.01 feet to the North Line of the Northeast Quarter of said Section 21; Thence S. 89° 47' 23" E., along the North Line of the Northeast Quarter of said Section 21, a distance of 1750.00 feet to the point of beginning. Said described tract contains 1,878,578.001 Square Feet or 43.000 Acres, more or less.

SCHEDULE B ITEMS

1. Right-of-Way in favor of the Oklahoma City and Western Railroad Company, filed October 21, 1901, recorded in Book 21 of Deeds, Page 102, AFFECTS AS SHOWN.
2. Easement in favor of Oklahoma County recorded in Book 457 Page 105, DOES NOT AFFECT THE DESCRIBED TRACTS.
3. Easement in favor of Oklahoma County recorded in Book 728 Page 113, DOES NOT AFFECT THE DESCRIBED TRACTS.
4. Easement in favor of Oklahoma County recorded in Book 2288 Page 122, AFFECTS AS SHOWN.
5. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 2415 Page 277, AFFECTS AS SHOWN.
6. Right-of-Way in favor of Oklahoma Gas and Electric Company recorded in Book 2288 Page 846, AFFECTS AS SHOWN.
7. Right-of-Way in favor of Phillips Petroleum Company, recorded in Book 497 Page 65, DOES NOT AFFECT.
8. Easement in favor of Phillips Petroleum Company, recorded in Book 898 Page 91, AFFECTS AS SHOWN.
9. Judgment of Oklahoma of Tarp, U.S. Circuit Court for the Western District of Oklahoma, case No. 741 Civ. filed May 7, 1941, recorded in Book 462 Page 817, DOCUMENT NOT PROVIDED.
10. Report of Commissioner, District Court of Oklahoma County, State of Oklahoma, re: NE State Highway Commission, filed April 27, 1942, recorded in Book 461 Page 187, DOES NOT AFFECT THE DESCRIBED TRACTS.
11. Easement in favor of Oklahoma County, recorded in Book 2288 Page 122, AFFECTS AS SHOWN.
12. Right-of-Way in favor of Oklahoma Gas and Electric Company, recorded in Book 2288 Page 277, AFFECTS AS SHOWN.

FLOOD ZONE

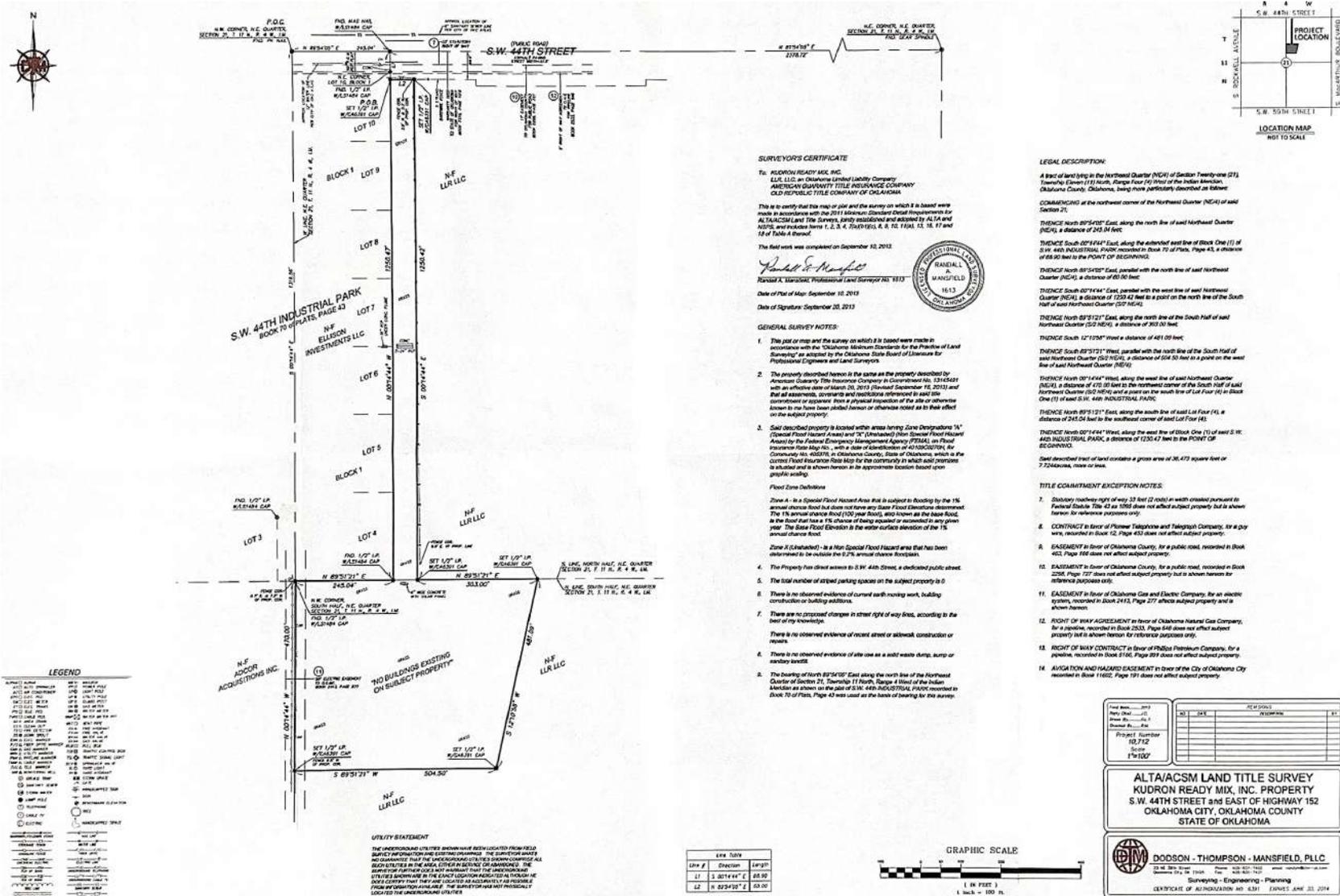
Tracts A and B are located in Flood Zone "X" (areas determined to be subject to 1% Annual Flood Hazard). Flood Zone "X" (Areas of 100 year Flood, Base Flood Elevation and Flood Hazard factors not determined) as shown on Flood Insurance Rate Map, Panel Number 40150C0201 G, with an effective date of July 2, 2012 and Flood Insurance Rate Map, Panel Number 40150C0201 G, with an effective date of July 2, 2012 which are the current maps for this area.

GENERAL NOTES

The basis for the bearings shown on the above Plat of Survey, are based upon the assumption of a true North-South bearing to the West Line of the Northeast Quarter of Section 21, T. 11 N., R. 4 W., I.M., Oklahoma County, Oklahoma. The Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

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