

FOR SALE

# 3238 SOUTH AGNEW

3238 S AGNEW AVE, OKLAHOMA CITY, OK 73119



## BANTA

Property Group

### **BANTA PROPERTY GROUP, LLC**

405.840.1600

[BANTAPROPERTYGROUP.COM](http://BANTAPROPERTYGROUP.COM)

308 SW 25TH, OKLAHOMA CITY, OK 73109

### **ZACK CONROY**

253.549.8701

[ZACK@BANTAPROPERTYGROUP.COM](mailto:ZACK@BANTAPROPERTYGROUP.COM)

### **GREG BANTA**

405.823.3026

[GREG@BANTAPROPERTYGROUP.COM](mailto:GREG@BANTAPROPERTYGROUP.COM)

# 3238 SOUTH AGNEW

3238 S AGNEW AVE, OKLAHOMA CITY, OK 73119



## OFFERING SUMMARY

Sale Price:	\$235,000
Building Size:	4,500 SF
Lot Size:	13,000 SF
Price / SF:	\$52.22
Year Built:	1971
Renovated:	2014
Zoning:	R-2
Lot Frontage:	230'
Corner Property:	Yes
Parking:	20
Frontage Streets:	SW 32nd St S Agnew Ave
Cold Storage Chiller:	176 SF Cooler
Canopy Walkway:	Finished

## PROPERTY OVERVIEW

Freestanding building on a hard corner in an established neighborhood. Originally operated as a convenience store / carnicería, the property features excellent visibility, deep paved yards, abundant parking, and a simple rectangular structure ideal for re-use or redevelopment.

With zoning now updated to R-2 Medium-Low Density Residential, the property sits in a district designed to support single-family, two-family, and low-impact institutional uses, while still allowing a pathway for conditional, special exception, and special permit commercial-style uses. For the right buyer, this is an easily identifiable canvas for (re)development or a value-add owner-user, offering a cost-effective structure with multiple paths forward.

The structure's open floorplate, masonry construction, and wide parking apron make it a prime candidate for:

Residential conversion (SFR, duplex)

Community uses allowed in R-2 (daycare, community-based services)

Neighborhood-serving institutional uses

Adaptive reuse (studio, workshop, small business — subject to approvals)

For commercial or quasi-commercial reuse, a buyer can pursue (Conditional use permit, Special exception, Special permit)

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM



# 3238 SOUTH AGNEW

3238 S AGNEW AVE, OKLAHOMA CITY, OK 73119



ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM



# 3238 SOUTH AGNEW

3238 S AGNEW AVE, OKLAHOMA CITY, OK 73119



ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

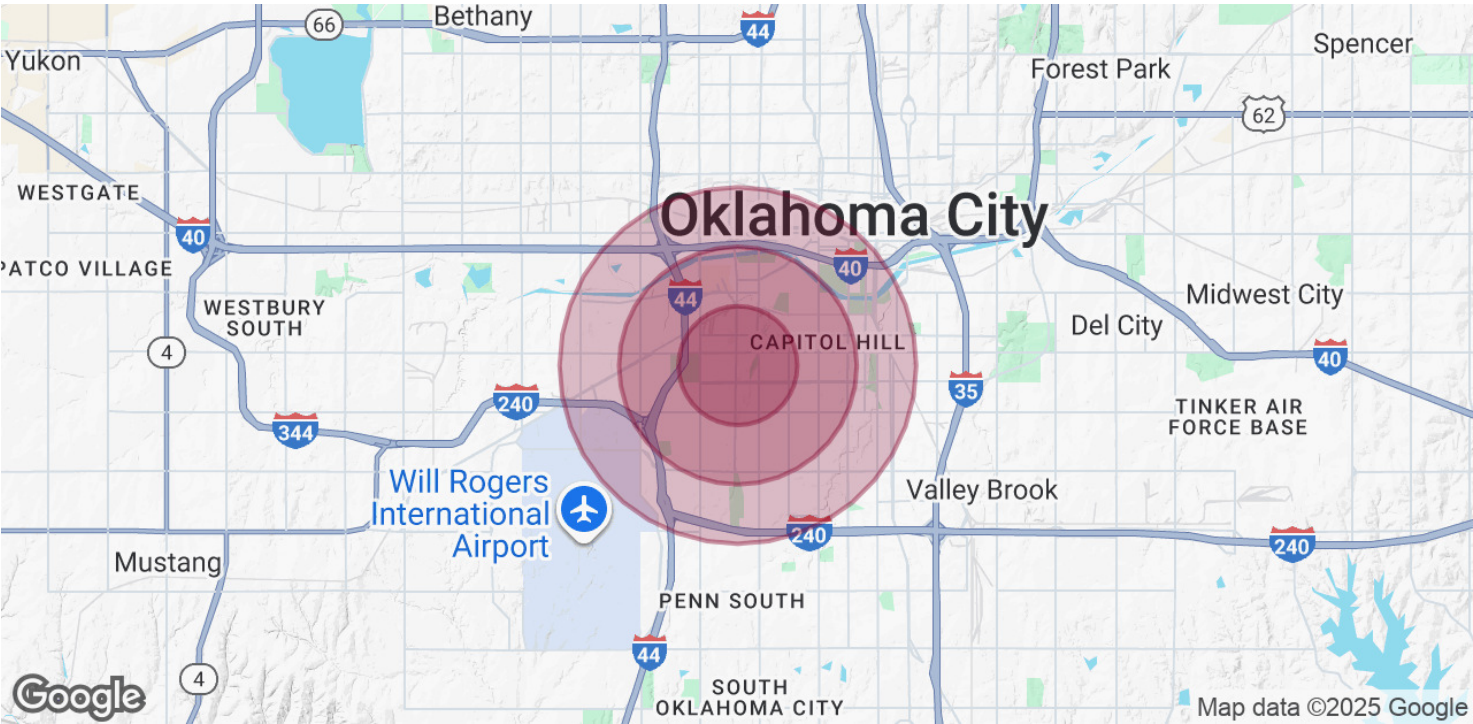
GREG@BANTAPROPERTYGROUP.COM





# 3238 SOUTH AGNEW

3238 S AGNEW AVE, OKLAHOMA CITY, OK 73119



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,543	56,211	90,754
Average Age	33	34	34
Average Age (Male)	33	33	34
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,334	18,771	31,145
# of Persons per HH	3.1	3	2.9
Average HH Income	\$54,921	\$51,303	\$52,770
Average House Value	\$141,493	\$116,152	\$128,327

Demographics data derived from AlphaMap