

FOR SALE



3238 SOUTH AGNEW

3238 S AGNEW AVE, OKLAHOMA CITY, OK 73119



BANTA Property Group

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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)

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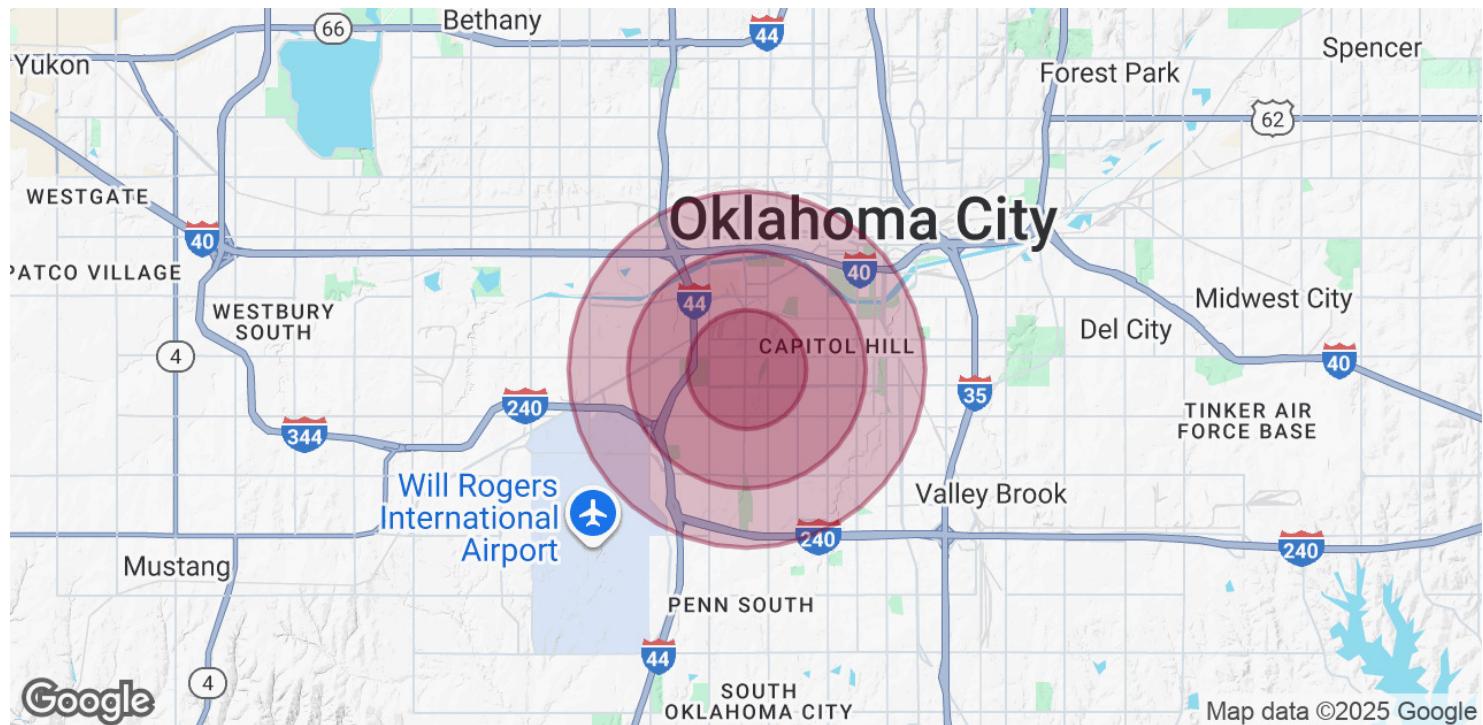
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 16,543 | 56,211 | 90,754 |
| Average Age | 33 | 34 | 34 |
| Average Age (Male) | 33 | 33 | 34 |
| Average Age (Female) | 34 | 35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

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