

A INDUSTRIAL INVESTMENT OPPORTUNITY

BUCKSTITCH ACRES

1144 BUCKSTITCH RD, SULPHUR, OK 73086



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W. MARK HYDE II

Principal

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SECTION 1

PROPERTY INFORMATION



BUCKSTITCH ACRES

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OFFERING SUMMARY

Sale Price:	\$649,000
Lot Size:	10.25 Acres
Year Built:	1978
Building Size:	9,300
Price / SF:	\$69.78

PROPERTY OVERVIEW

Introducing 1144 Buckstitch Rd, Sulphur, OK, 73086 - a prime investment opportunity for Industrial/Warehouse/Distribution investors. This well-maintained property, built in 1978, offers a solid foundation for both business and residential needs. Most recently, a grow facility, the 10 acre site hosts a remodeled 1,800sf home, three industrial buildings totaling over 7,500sf with heavy power (900 amp three phase with step downs and on site transformer) supplied to them, two smaller barns and a wellhouse. Positioned in the Sulphur area, this property is perfectly suited for industrial and distribution operations. With its established infrastructure and location, it presents a compelling opportunity for investors seeking a reliable and versatile asset.

PROPERTY HIGHLIGHTS

- 1,800sf three bed, two bath home (fully remodeled)
- 10 acre site in park like setting
- 3 industrial buildings totaling appx 7,500sf
- Former grow facility | Heavy power | transformer on site
- Over 90 tons of HVAC | 900 amp, 3 phase power
- Ample fencing/ gated access entrance
- Solid construction built in 1978
- Convenient location in the Sulphur area minutes from HWY 177, Downtown Sulphur and Chickasaw National Recreation Area

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located approximately 5 minutes south of downtown Sulphur and just two minutes outside the Chickasaw National Recreation Area- a 9,899 acre national park within the foothills of the Arbuckle Mountains containing over 2,000 acres of water and multiple natural springs.

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PROPERTY HIGHLIGHTS

- Warehouse 1 (appx 2,500sf)
- 900 amps 3 phase | Has a step down
- 60 lights- 720 watts led light room
- 30 ton hvac | Two (2) 506 dehumidifiers | One (1) 225 dehumidifier
- 1,000 gallon water system
-
- Warehouse 2 (appx 2,200sf)
- 900 amps | 3 phase | Has a step down
- 72 lights- 720 watts led room
- 30 ton hvac | Five (5) 225 dehumidifier
- 1,000 gallon water system
-
- Warehouse 3 (appx 3,000sf)
- Pulled power from other warehouse
- 72 light- 760 watts led room
- 40 ton hvac | Five (5) 225 dehumidifier
- Double stack room
- 1000 gallon water system
- Ample fencing/ gated access entrance
- Convenient location in the Sulphur area

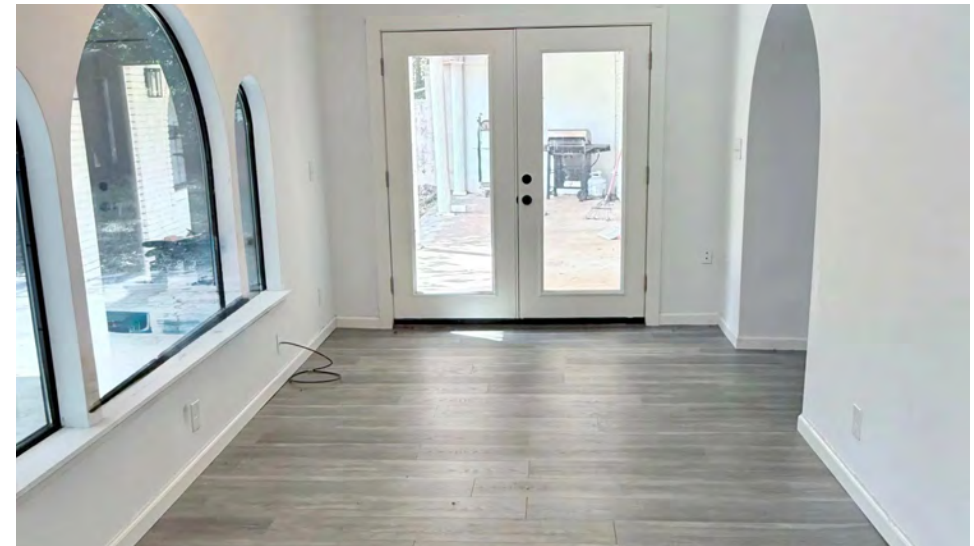
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RESIDENCE PHOTOS

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SECTION 2

LOCATION INFORMATION



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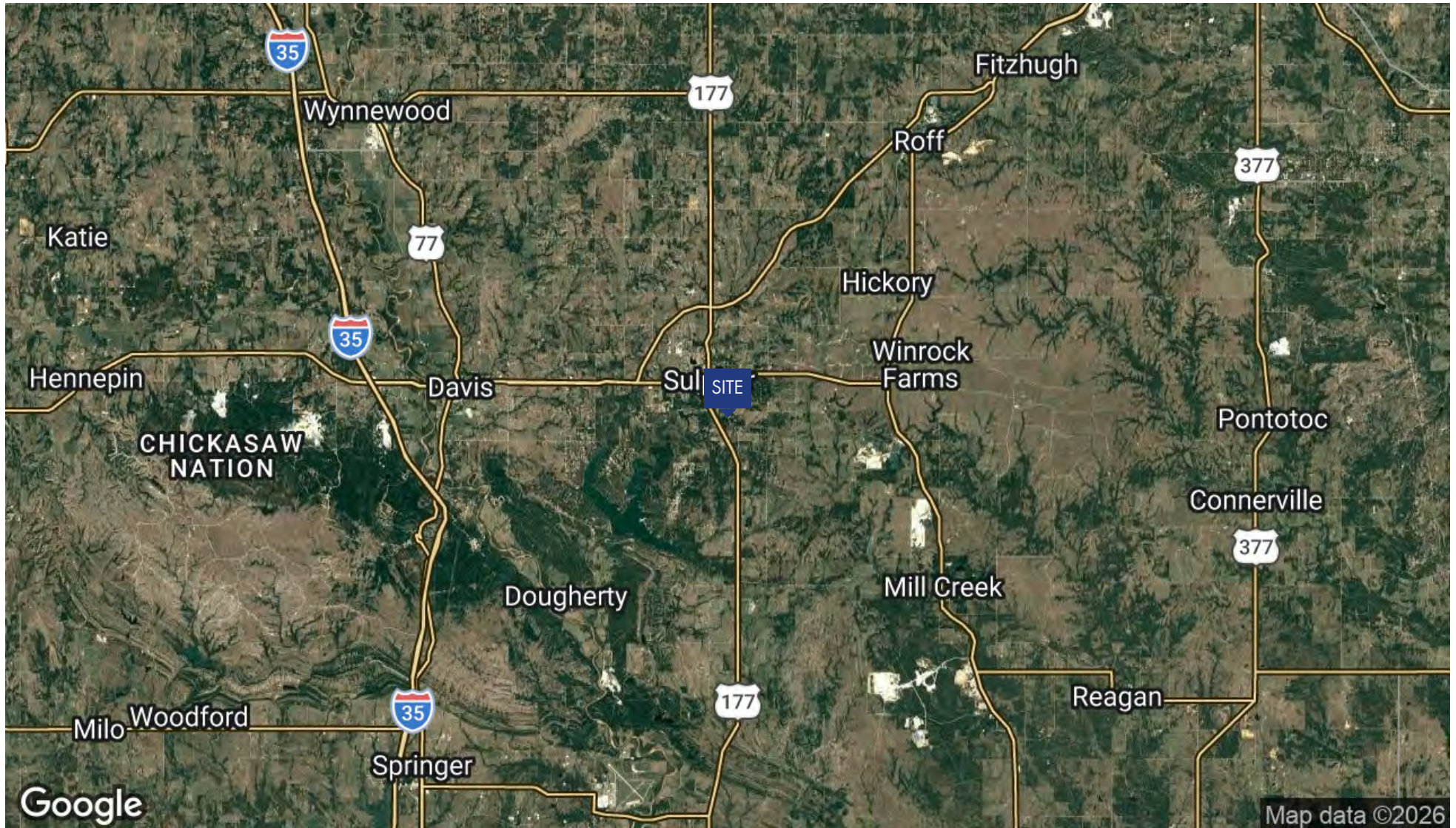


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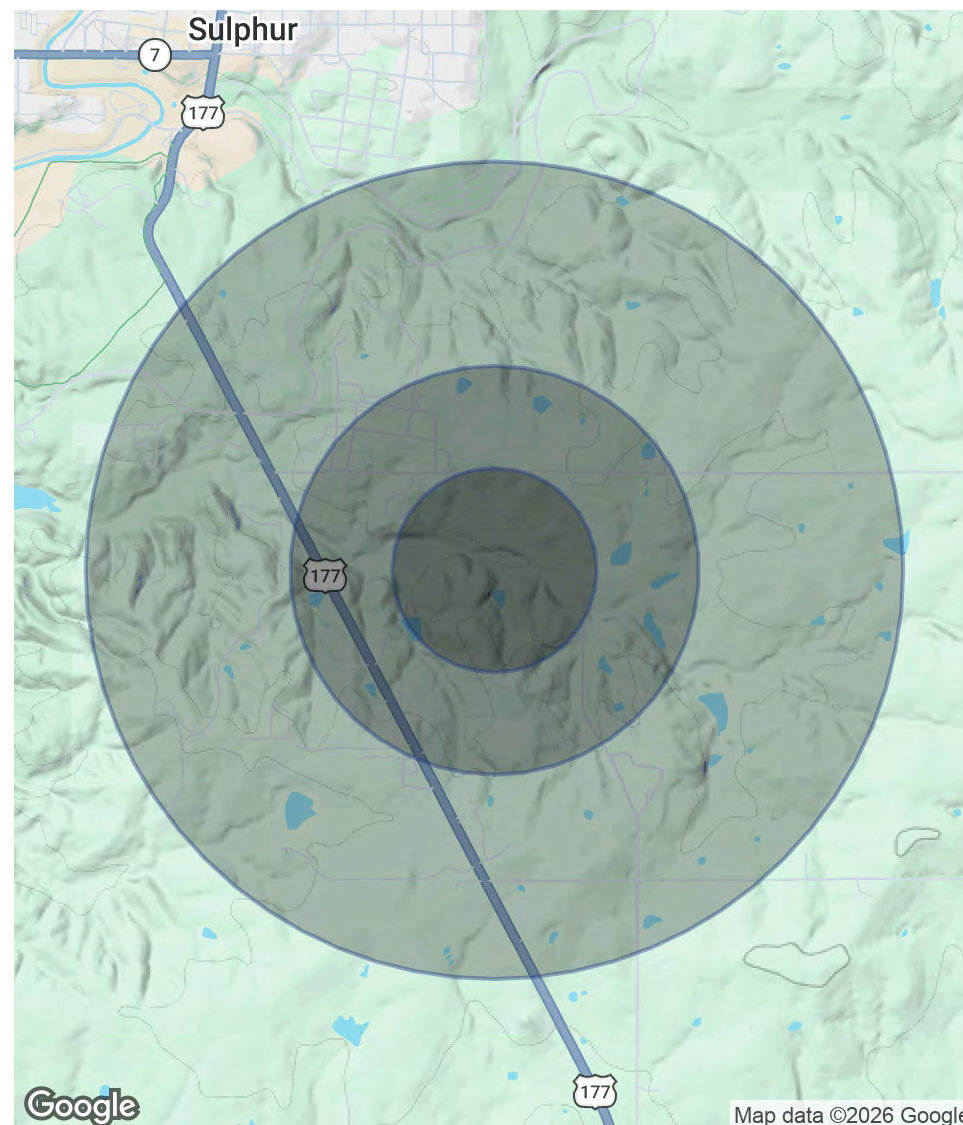
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	28	109	384
Average Age	54.6	53.9	52.6
Average Age (Male)	54.6	53.8	52.2
Average Age (Female)	47.6	47.4	47.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	7	29	110
# of Persons per HH	4.0	3.8	3.5
Average HH Income	\$60,352	\$60,217	\$67,104
Average House Value	\$60,043	\$64,370	\$80,106

2023 American Community Survey (ACS)



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W. MARK HYDE II

Senior Advisor

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PROFESSIONAL BACKGROUND

Mark joined the Equity Team in January 2006 after four years as a Director at the Norman Chamber of Commerce. Joining the industry after spending significant time in the public economic development world made the transition to commercial real estate a smooth and natural one. Since joining the team, Mark has made great strides in perfecting his craft and has represented numerous national and local clients alike. Mark is well versed in investments, investment strategies, retail, office and industrial sales and leasing

Mark is also the Founding Principal of Three Arrows Asset Management which focuses on implementing investment strategies and maintaining properties and projects for his clients with services which include property management, investment structuring and construction management. He is also the Founding Principal of Hyde Five Investments, his family's personal investment company.

In his free time, Mark enjoys being a husband to his wife Candice and dad to sons Will and Cooper and daughter Charlotte. The Hyde family enjoys activities together including spending time together, traveling and playing golf.

Significant Recent Transactions:

- Integris Medical Office Building | 5601 NW 56th Street | OKC, OK | \$10,000,000
- Memorial West Center | Memorial & Western | OKC, OK | \$9,000,000
- Retail By The Lake | SW 19th Street | Moore, OK | \$6,350,000
- Integris Medical Building | 24th Ave. NW | Norman | \$4,200,000

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