

For Sale

Tenant Opening Soon



Chisholm Creek Academy & Nexus Solutions for Autism

8701 N Kelley Ave, Oklahoma City, OK 73131



Hunington

Hunington Properties, Inc.

501 W President George Bush Hwy,
Suite #150, Richardson, Texas 75080

214-689-3600

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BANG
REALTY

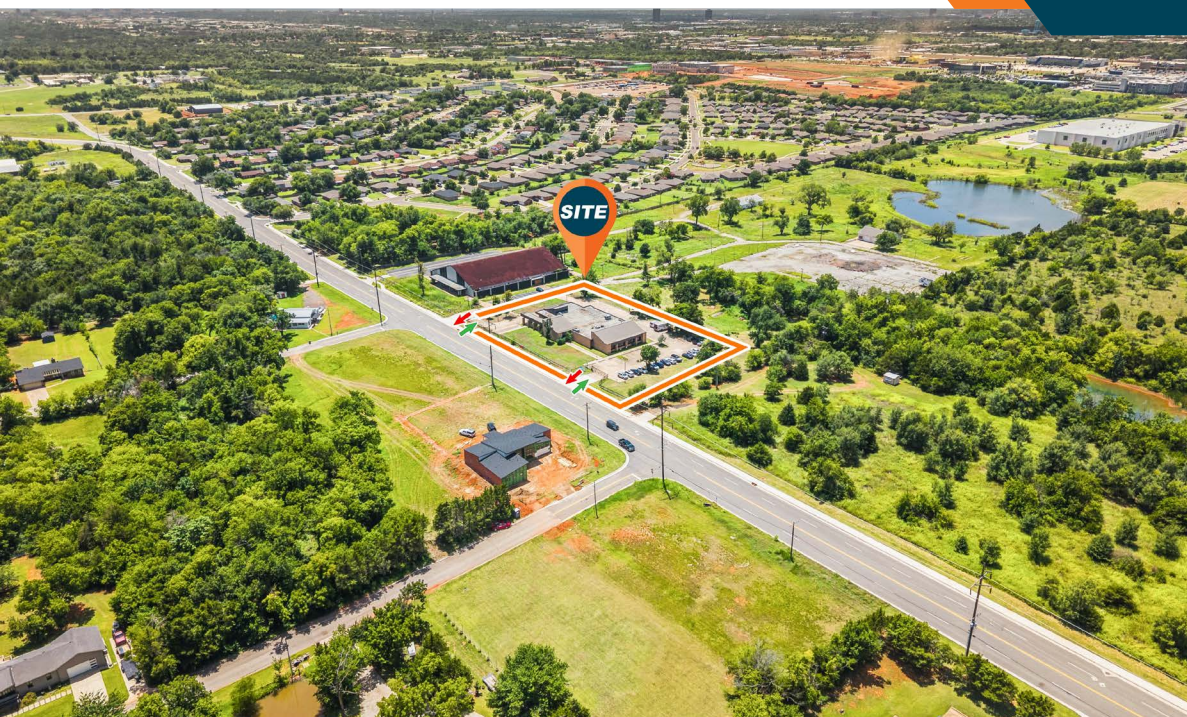
Brian Brockman

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CHISHOLM CREEK ACADEMY & NEXUS SOLUTIONS FOR AUTISM

8701 N Kelley Ave, Oklahoma City, OK 73131

EXECUTIVE SUMMARY

Sale Price	\$1,976,470.00
NOI	\$168,000.00
Cap Rate	8.50%
Building Size	11,204 SF
Lot Size	2.50 AC

PROPERTY HIGHLIGHTS

- Absolute NNN
- 8.50% Going-In Cap Rate | \$168,000 NOI
- 11,204 SF Building on 2.50 Acres
- Established Education & ABA Therapy Campus
- Located Within Growing North Oklahoma City/Edmond Corridor
- Sufficient Parking Field & Fence Secured

DEMOGRAPHICS

Population (2026)	1 mi. - 1,980
	3 mi. - 34,294
	5 mi. - 137,010

Average Household Income	1 mi. - \$73,509
	3 mi. - \$107,778
	5 mi. - \$110,197

Projected Growth (2025-2030)	1 mi. - 3.43%
	3 mi. - 3.22%
	5 mi. - 2.63%

For More Information

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Lease Abstract

CHISHOLM CREEK ACADEMY & NEXUS SOLUTIONS FOR AUTISM	
Address	8701 N Kelley Ave, Oklahoma City, OK 73131
Lease Type	Absolute NNN
Ownership Type	Fee Simple
Asking Price	\$1,976,470.00
NOI	\$168,000.00
Cap Rate	8.50%
Primary Term	5 Years
Rent Commencement	6/1/2026
Lease Expiration	5/31/2031
Renewal Options	Five (5), 5-Year Renewal Options
Building Size (Sq Ft)	11,204
Land Size (Acres)	2.50
Year Built	2001

LEASE YEAR	ANNUAL RENT	CAP RATE
Year 1	\$168,000.00	8.50%
Year 2	\$172,200.00	8.71%
Year 3	\$176,505.00	8.93%
Year 4	\$180,917.63	9.15%
Year 5	\$185,440.46	9.38%



Chisholm Creek Academy and Nexus Solutions for Autism provide specialized educational and developmental services that support children and families throughout the community. Chisholm Creek Academy offers a learner-driven educational model focused on critical thinking, leadership, and hands-on learning, while Nexus Solutions for Autism delivers individualized Applied Behavior Analysis (ABA) therapy, parent education, and support services. Together, these organizations enhance the area's family-oriented appeal by offering high-quality educational opportunities and essential developmental resources.

Renewal Options

FIRST OPTION

LEASE YEAR	ANNUAL RENT	CAP RATE
6/1/2031 - 5/31/2032	\$194,712.48	9.85%
6/1/2032 - 5/31/2033	\$194,712.48	9.85%
6/1/2033 - 11/31/2033	\$194,712.48	9.85%
12/1/2033 - 5/31/2034	\$204,448.11	10.34%
6/1/2034 - 5/31/2035	\$204,448.11	10.34%
6/1/2035 - 5/31/2036	\$204,448.11	10.34%

SECOND OPTION

LEASE YEAR	ANNUAL RENT	CAP RATE
6/1/2036 - 5/31/2037	\$214,679.52	10.86%
6/1/2037 - 5/31/2038	\$214,679.52	10.86%
6/1/2038 - 11/31/2038	\$214,679.52	10.86%
12/1/2038 - 5/31/2039	\$225,404.04	11.40%
6/1/2039 - 5/31/2040	\$225,404.04	11.40%
6/1/2040 - 5/31/2041	\$225,404.04	11.40%

THIRD OPTION

LEASE YEAR	ANNUAL RENT	CAP RATE
6/1/2041 - 5/31/2042	\$236,674.20	11.97%
6/1/2042 - 5/31/2043	\$236,674.20	11.97%
6/1/2043 - 11/31/2043	\$236,674.20	11.97%
12/1/2043 - 5/31/2044	\$248,507.91	12.57%
6/1/2044 - 5/31/2045	\$248,507.91	12.57%
6/1/2045 - 5/31/2046	\$248,507.91	12.57%

FOURTH OPTION

LEASE YEAR	ANNUAL RENT	CAP RATE
6/1/2046 - 5/31/2047	\$260,933.31	13.20%
6/1/2047 - 5/31/2048	\$260,933.31	13.20%
6/1/2048 - 11/31/2048	\$260,933.31	13.20%
12/1/2048 - 5/31/2049	\$273,979.97	13.86%
6/1/2049 - 5/31/2050	\$273,979.97	13.86%
6/1/2050 - 5/31/2051	\$273,979.97	13.86%

FIFTH OPTION

LEASE YEAR	ANNUAL RENT	CAP RATE
6/1/2051 - 5/31/2052	\$287,678.97	14.56%
6/1/2052 - 5/31/2053	\$287,678.97	14.56%
6/1/2053 - 11/31/2053	\$287,678.97	14.56%
12/1/2053 - 5/31/2054	\$302,062.92	15.28%
6/1/2054 - 5/31/2055	\$302,062.92	15.28%
6/1/2055 - 5/31/2056	\$302,062.92	15.28%



Chisholm Creek Academy

Chisholm Creek Academy is an innovative private school in Edmond that offers a learner-driven educational model designed to foster independence, leadership, and critical thinking. As part of the Acton Academy network, the school replaces traditional lecture-based instruction with hands-on projects, collaborative learning, and real-world problem solving, encouraging students to take ownership of their educational journey.

The academy emphasizes the development of entrepreneurial thinking, personal responsibility, and character alongside academics, creating an environment that prepares students for future success in higher education, business, and life. Its unique approach has attracted families from across the Oklahoma City metropolitan area seeking an alternative to conventional education, contributing to its growing reputation as a premier private school in the region.

As a respected educational institution serving the surrounding community, Chisholm Creek Academy enhances the area's appeal to families and supports the continued growth of Edmond as one of Oklahoma's most desirable places to live and work.



Nexus Solutions For Autism

Nexus Solutions for Autism is a clinician-owned provider of Applied Behavior Analysis (ABA) therapy dedicated to supporting children with autism and their families through individualized, evidence-based care. Serving the Oklahoma City metro, the organization offers in-home and clinic-based therapy, parent training, school advocacy, and social skills development programs designed to help children build meaningful, lifelong skills.

With a mission centered on advocacy, education, and innovation, Nexus Solutions for Autism works closely with families, schools, and healthcare providers to create personalized treatment plans that address each child's unique strengths and needs. Its commitment to high-quality care and community collaboration has made the organization a trusted resource for families throughout the region, enhancing access to specialized autism services and contributing to the area's family-friendly appeal. Nexus Solutions for Autism also maintains a presence in Illinois, with a location in Arlington Heights, expanding its reach and access to specialized services for families in the region.

Site Plan

SITE

**Musgrave
701 Homes**

SITE

**Broadvue
Apartments
323 Units**

**CHICKEN
N PICKLE**
OKLAHOMA CITY

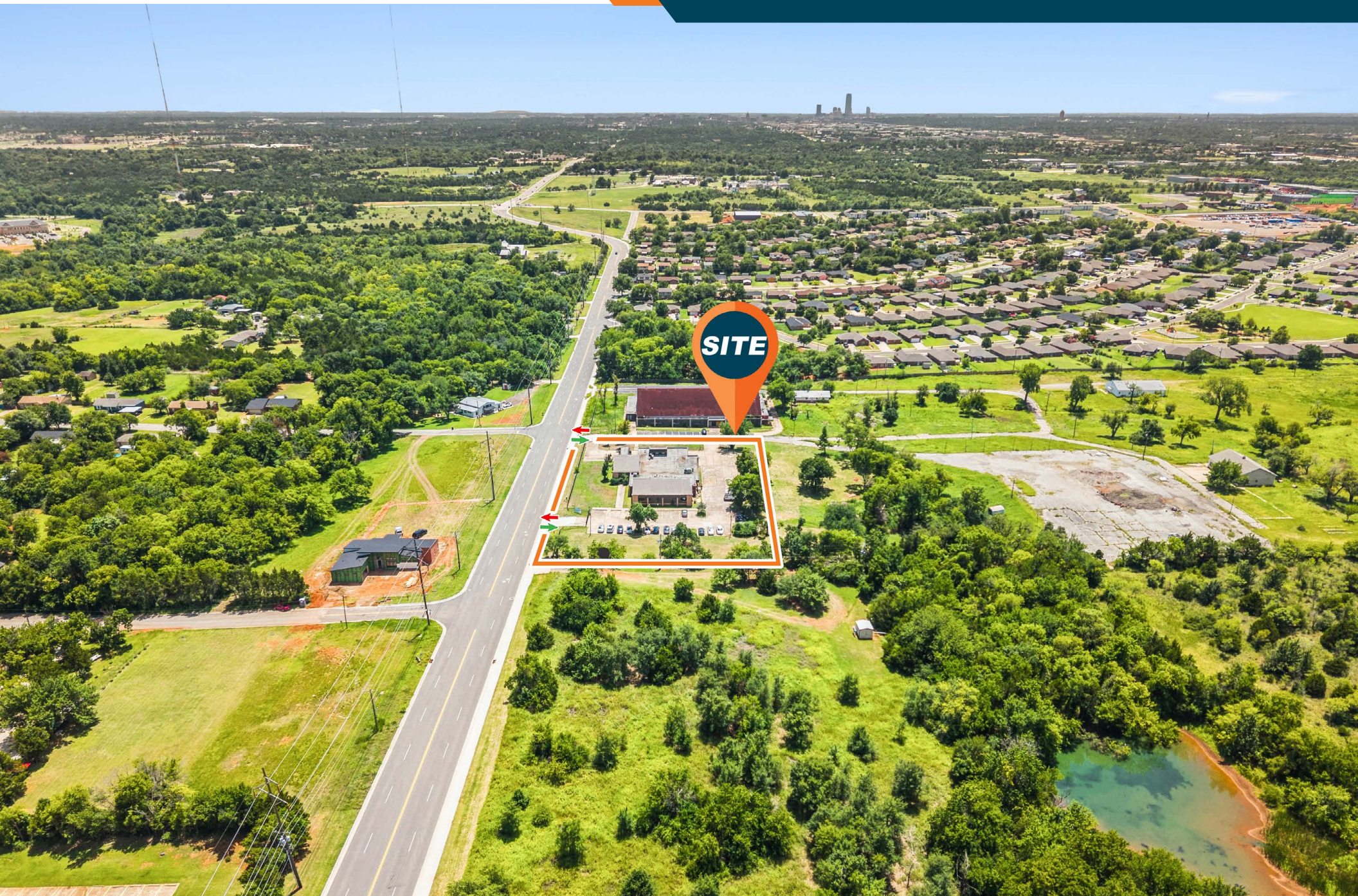
**Musgrave
701 Homes**

**Midpoint on Wilshire
144 Units**

**Persimmon Hill
153 Homes**





























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