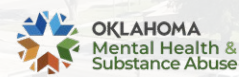


# ARDA BUILDING

## MULTI-TENANT VALUE-ADD INVESTMENT

DOWNTOWN LOCATION - BELOW MARKET RENTS



[CLICK TO ACCESS AUCTION](#)

1222 10TH STREET, WOODWARD, OK 73801

# Arda Building | Woodward, OK

1222 10th Street, Woodward, OK 73801

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## TABLE OF CONTENTS

Property Overview	3
Investment Highlights	4
Close Aerial	5
Lease Abstract	6
Site Plan	7
Demographics - 1, 3, 5 Mile Rings	8
Demographics - 10 Minute Drive Time	9
Aerial Overview	10
Center Pictures	11
Tenant Overviews	12
City Overview	13
Contacts	14



# OFFERING OVERVIEW

We are excited to present qualified investors with an exceptional value-add opportunity to acquire a downtown office investment property in Woodward, OK. The property is 85.3% occupied and primarily leased to the State of Oklahoma. The short-term leases allow an investor the flexibility to reposition the property with increased rents while collecting cash flow from strong, government tenants.

Located on the hard corner location of US Hwy 270 (Oklahoma Ave) and State Highway 34 (9th St), this property benefits from its position on the premier commercial real estate intersection in the city with a combined traffic counts of 39,837 cars per day. US Hwy 270 provides the main travel corridor from Oklahoma City, the state capital, to Northwest Oklahoma and the panhandle region – with cars traveling right in front of this property. The property’s parking lot also has features direct access to State Highway 34, which runs 188 miles from Oklahoma’s southern border with Texas to its northern border with Kansas.

Nearby offices include the city and county government departments as well as Woodward News. Nearby retail tenants include Walgreens, AutoZone, Western Drug, Dairy Queen, and Ace Hardware. Additional traffic draws on these prominent thoroughfares include McDonalds, Walmart Supercenter, Arby’s, Carl’s Jr, Dollar General, Dollar Tree, NAPA Auto, Candlewood Suites, Comfort Inn, Holiday Inn, and Hampton Inn.

This is a rare opportunity to purchase a truly value-add opportunity on prime, downtown real estate, offering investors long-term security and potential for significant returns.



### Parcel Details:



Parcel No. (APN)  
**0001-00-081-011-0-000-00**  
**0001-00-082-007-0-000-00**



Property Size  
**14,761 SF**



Lot Size  
**0.52 Acres**

# INVESTMENT HIGHLIGHTS

- **Multi-Tenant Value-Add Office** Investment – Main & Main Downtown Location
- Government-backed **State of Oklahoma** Tenant – Long-Term Stability
- Short-Term Leases – Opportunity to Increase Value Through **Below Market Rents**
- US Hwy 270 (Oklahoma Ave) and State Highway 34 (9th St) – Combined Traffic Counts of **39,837 CPD (Cars Per Day)**
- Nearby businesses include Walgreens, AutoZone, McDonalds, Walmart Supercenter, Arby's, Carl's Jr, Dollar General, Dollar Tree, NAPA Auto, Candlewood Suites, Comfort Inn, Holiday Inn, and Hampton Inn
- Delivered Free & Clear of Debt – **Huge Upside Opportunity**



PROPERTY SIZE  
**14,761 SF**

LAND SIZE  
**0.52 ACRES**

Oklahoma City, OK  
2hr 18min / 140 miles

Walmart Supercenter | ATWOODS | DOLLAR TREE  
Hampton Inn | Comfort Inn | Holiday Inn Express | LA QUINTA INNS & SUITES  
NORTHWEST INN | BURGER KING | SUBWAY

United supermarkets | ACE | Aaron's  
DOLLAR GENERAL | maurices

Woodward High School

Woodward Middle School

Walgreens

Western Medical & Drug

First Christian Church Disciples

OKLAHOMA AVE

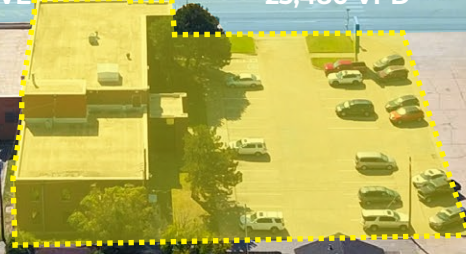
OKLAHOMA AVE

23,480 VPD

Woodward Police Dept

Dr. Troy Sturgill

9TH STREET



# PRO FORMA INCOME & EXPENSE

<b>Annual Gross Rent</b>	<b>\$141,759</b>
<b>Operating Expenses (Based on 2025 Actuals)</b>	
Building Maintenance *	(20,626)
Utilities	(30,351)
Insurance	(4,846)
Property Taxes	(8,035)
<b>Total Expenses</b>	<b>(63,858)</b>
<b>NET OPERATING INCOME</b>	<b>\$77,901</b>

\*Roof Under Warranty Through 2027

## NOTES

**Lot Area: 0.52 AC**

Occupancy: 85.3%



# RENT ROLL

Tenant	Suite	Lease Type	Square Footage	Lease Start	Lease Expire	Current Annual Rent	Annual Rent PSF	Renewal Options
State of Oklahoma Department of Mental Health & Substance Abuse (Northwest Center for Behavioral Health)	First Floor - Suites 103, 105 Second Floor - Entire Floor Third Floor - Entire Floor	Modified Gross	10,159	Jul-01-2022	Jun-30-2026	\$109,209	\$10.75	Two 1-Year Options
Dillingham Insurance	First Floor - Suite 101	Gross	1,180	May-01-2020	Month-to-Month	\$13,800	\$11.69	None
State of Oklahoma Department of Rehabilitation	First Floor - Suite 119	Gross	1,250	Commencing June 2026	5 Years	\$18,750	\$15.00	2027: \$19,375 (\$15.50 PSF) 2029: \$20,000 (\$16.00 PSF)
Vacancy	First Floor - Suites 109, 111	-	1,600	-	-	-	-	-
Vacancy	First Floor - Suite 115	-	572	-	-	-	-	-
<b>TOTALS</b>			<b>14,761 SF</b>			<b>\$141,759</b>		



# SITE PLAN



# DEMOGRAPHICS

## 10 MILE RADIUS:



Total Population: **15,299**

Households: **6,141**

Daytime Population: **12,099**

Median Age: **36.6**



Average Household Income: **\$86,449**

Median Household Income: **\$65,326**

## 20 MILE RADIUS:



Total Population: **20,366**

Households: **7,871**

Daytime Population: **14,653**

Median Age: **37.6**



Average Household Income: **\$89,688**

Median Household Income: **\$68,533**

## 30 MILE RADIUS:



Total Population: **25,567**

Households: **9,964**

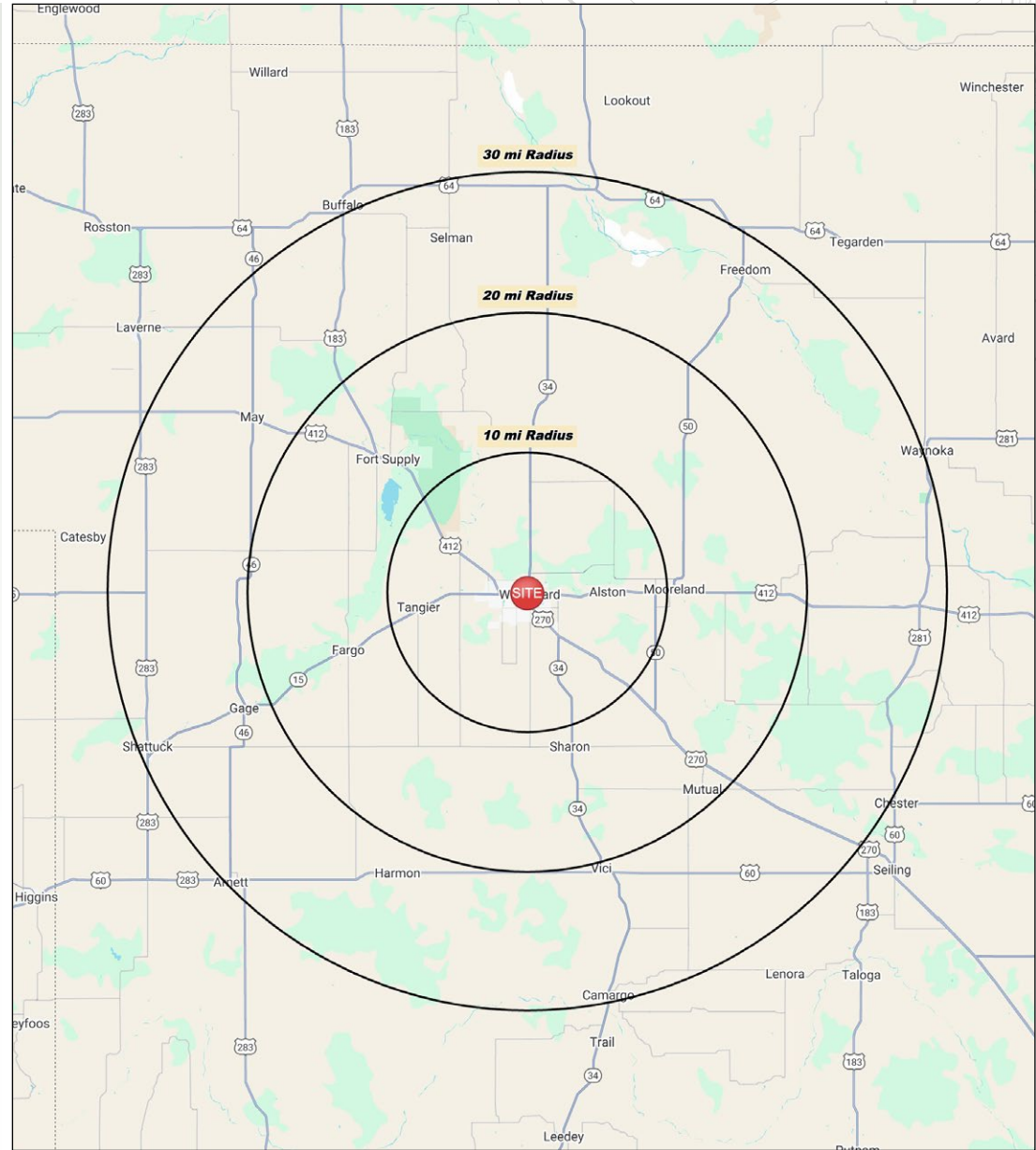
Daytime Population: **17,726**

Median Age: **38.4**

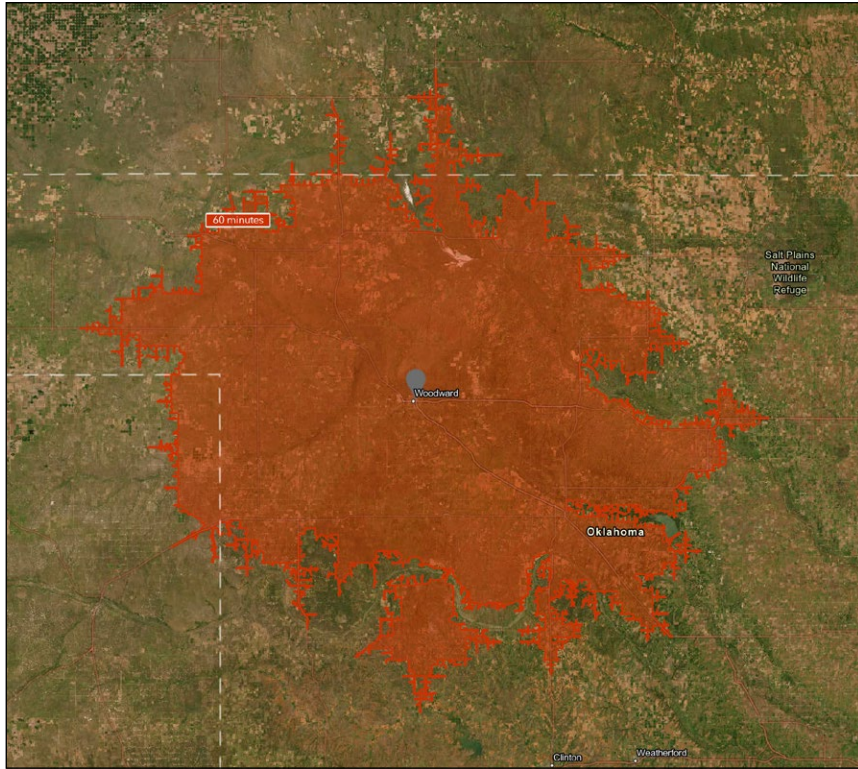


Average Household Income: **\$89,047**

Median Household Income: **\$67,169**



# DEMOGRAPHICS - 60 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



\$310,132,939

## EDUCATION

Bachelor's Degree or Higher



21%

## OWNER OCCUPIED HOME VALUE

Average



\$196,206

## KEY FACTS

38,787

Population

\$56,152

Median Household Income

41.6

Median Age

39,187

Daytime Population

## TAPESTRY SEGMENTS

Economic BedRock <i>7,405 Households</i>	Prairie Living <i>4,767 households</i>	Heartland Communities <i>650 Households</i>
<p><b>Socioeconomic Traits</b></p> <p>Close to one in five employed residents works in mining, oil and gas extraction, or quarrying industries. Most residents did not go to college. Very rural, primarily Southern market.</p>	<p><b>Socioeconomic Traits</b></p> <p>Most rural market, comprising about 1.2% of households, located mainly in the Midwest, with a predominance of self-employed farmers. Faith and religion are important to these residents.</p>	<p><b>Socioeconomic Traits</b></p> <p>These older householders are primarily homeowners. Their children have moved away. Employment in the manufacturing, construction, utilities, health-care, and agriculture industries.</p>
<p><b>Household Types</b></p> <p>Married-couple families make up over half the households.</p>	<p><b>Household Types</b></p> <p>Married couples with no children.</p>	<p><b>Household Types</b></p> <p>Married couples, more with no children, and a slightly higher proportion of singles.</p>
<p><b>Typical Housing</b></p> <p>Single Family; Mobile Homes</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>

## ANNUAL HOUSEHOLD SPENDING

\$2,797

Eating Out

\$1,531

Apparel & Services

\$5,711

Groceries

\$161

Computer & Hardware

\$7,180

Health Care

# AREA OVERVIEW



# MULTI-TENANT VALUE-ADD INVESTMENT

- Land Size - 0.52 Acres
- Property Size - 14,761 sf



# TENANT OVERVIEWS



The Oklahoma Department of Mental Health and Substance Abuse Services (ODMHSAS) is dedicated to enhancing the mental health and well-being of Oklahomans by providing comprehensive services for mental health challenges and substance use disorders. The department focuses on promoting access to quality care, increasing awareness, and reducing stigma associated with mental health issues.

ODMHSAS emphasizes community-based services, including crisis intervention, outpatient treatment, and supportive housing. By collaborating with local organizations and stakeholders, the department aims to empower individuals through prevention, early intervention, and recovery support, creating a holistic approach to mental health and substance abuse.

Additionally, ODMHSAS invests in workforce development and training for mental health professionals. By equipping providers with the necessary skills and knowledge, the department enhances the quality of care available to those in need, ultimately fostering a healthier and more resilient community across Oklahoma.



The Oklahoma Department of Rehabilitation Services (DRS) is committed to empowering Oklahomans with disabilities to achieve greater independence, employment opportunities, and overall quality of life through comprehensive rehabilitation and support services. As the state's primary agency for vocational rehabilitation, disability determination, and specialized support programs, DRS provides individualized services designed to help individuals overcome barriers to employment, education, and daily living.

The department offers a broad range of community focused services, including vocational rehabilitation, career development, assistive technology, independent living support, and programs for individuals who are blind or visually impaired, deaf or hard of hearing, or living with physical and developmental disabilities. Through partnerships with employers, healthcare providers, educational institutions, and community organizations, DRS promotes workforce participation and long-term self-sufficiency for individuals across Oklahoma.

By emphasizing early intervention, accessibility, and personalized care, DRS helps individuals develop the skills and resources necessary to succeed in both professional and personal settings. The agency also invests in workforce training and professional development to ensure rehabilitation specialists and service providers deliver high-quality, client-centered care. Through its statewide network of programs and partnerships, the Oklahoma Department of Rehabilitation Services continues to foster economic opportunity, independence, and inclusion for individuals and families throughout Oklahoma.



Dillingham Insurance, based in Oklahoma, is a family-owned, independent insurance agency that has been serving clients since 1927. The agency provides a range of insurance and risk management solutions, including business insurance, personal insurance, and employee benefits, with a focus on helping clients protect what matters most through thoughtful, client-focused guidance.

Dillingham Insurance works with a variety of industries and individuals, offering coverage such as commercial insurance, home and auto insurance, and group health and benefits solutions. The agency emphasizes long-term relationships, strategic planning, and tailored insurance programs designed to evolve with clients' needs.

With multiple offices across the state, Dillingham Insurance serves clients from the following Oklahoma locations:

Enid, OK  
Oklahoma City, OK  
Tulsa, OK  
Woodward, OK

Their approach centers on combining local expertise with strong carrier partnerships to support businesses and individuals in navigating complex insurance decisions and maintaining long-term stability.

# CITY OVERVIEW

## WOODWARD, OK



Woodward is a city in and the county seat of Woodward County, Oklahoma. Woodward is recognized as the regional hub in the northwest portion of the state. Woodward enjoys a thriving economy and low unemployment. New construction is everywhere you look in Woodward today. Several banks, hotels, and restaurants have recently constructed new or expanded existing facilities in Woodward.

Woodward has been a major focus of the energy industry for many years and has enhanced its regional position with the addition of alternative energy solutions such as wind power generation. Woodward has embarked on a multi-million dollar renovation of the Crystal Beach Park which will become another jewel for the entire community to enjoy. Northwest Oklahoma State University's new Woodward campus and will add greatly to the ability to offer quality higher education opportunities. Woodward Main Street is undergoing a revitalization with the start of the street-scape project due to begin soon.

## ECONOMY

Woodward is the principal center of trade for Northwest Oklahoma and a ten-county region including counties in Kansas and Texas. It serves a trade area of greater than 50,000 people. Agriculture, petroleum, wind energy, and manufacturing all contribute to Woodward's economy.

Woodward serves as a market and processing center for wheat, cattle, hay and poultry. Manufacturers include oil field equipment, apparel, crude iodine, and printing and publishing. Clothing factories are a relatively recent addition.

Woodward is the corporate headquarters for Beaver Express Service, L.L.C., Oklahoma's largest and oldest Oklahoma-based small package express and LTL motor freight carrier. Beaver Express serves the states of Arkansas, Kansas, Oklahoma, New Mexico, Missouri, and Texas.



# CITY OVERVIEW

## ARTS & CULTURE

### Plains Indians & Pioneers Museum

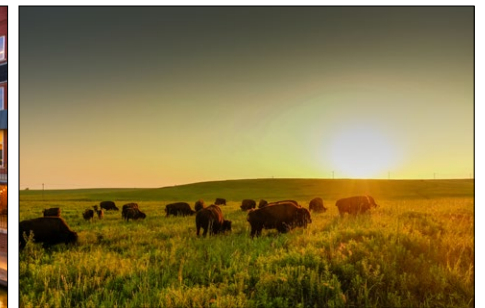
The Plains Indians & Pioneers Museum in Woodward, Oklahoma, is dedicated to preserving the history and culture of Plains Indian tribes and early settlers. It features a diverse collection of artifacts and exhibits that highlight the traditions and lifestyles of Native American tribes like the Cheyenne and Arapaho, alongside the stories of 19th-century pioneers. The museum serves as a valuable resource for education and cultural appreciation in the region.

### Woodward Arts Theatre & Jose Adams Cultural Center

The Woodward Arts and Theatre Council is dedicated to maintaining 2 facilities for cultural activities and art related programs benefiting Woodward and surrounding rural communities. The council owns a 1920s vintage theater, which was restored by volunteers in 1981.

### Jose Adams Cultural Center

The 2-story facility, dedicated to the memory of Mrs. Josephine Adams and referred to as the “Josie Adams Cultural Centre,” adjacent to the Woodward Arts Theatre, was purchased by the Woodward Arts and Theatre Council in 1991. After substantial renovation and modifications, the facility was opened for public use as a home for receptions, art displays, art camps and other social and culturally related activities.



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