

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

101 E 32nd St, a unique property in Stillwater, Oklahoma, offering an exceptional investment opportunity. This property features three 5-bedroom houses, each designed with college students in mind. Each house has open common areas and large backyards. This property includes a large section of land behind the houses, perfect for future development. All properties are currently leased and generating income. This property provides a rural feel while being just 5 minutes from downtown Stillwater and only 8 minutes from Oklahoma State University (OSU) campus. This prime location makes it a sought-after rental for students. Financials and rent roll available upon request.

### PROPERTY HIGHLIGHTS

- 100% Leased
- Cash Flowing
- Open Floor Plans
- Developmental Property
- Ideal Location

### ADEN STRUBLE

405.210.3910  
aden@creekcre.com

### OFFERING SUMMARY

Sale Price:	\$925,000
Number of Units:	3
Lot Size:	2.29 Acres
Building Size:	8,076 SF
NOI	\$76,157

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	260	2,229	8,732
Total Population	603	5,356	24,213
Average HH Income	\$63,599	\$63,944	\$58,764



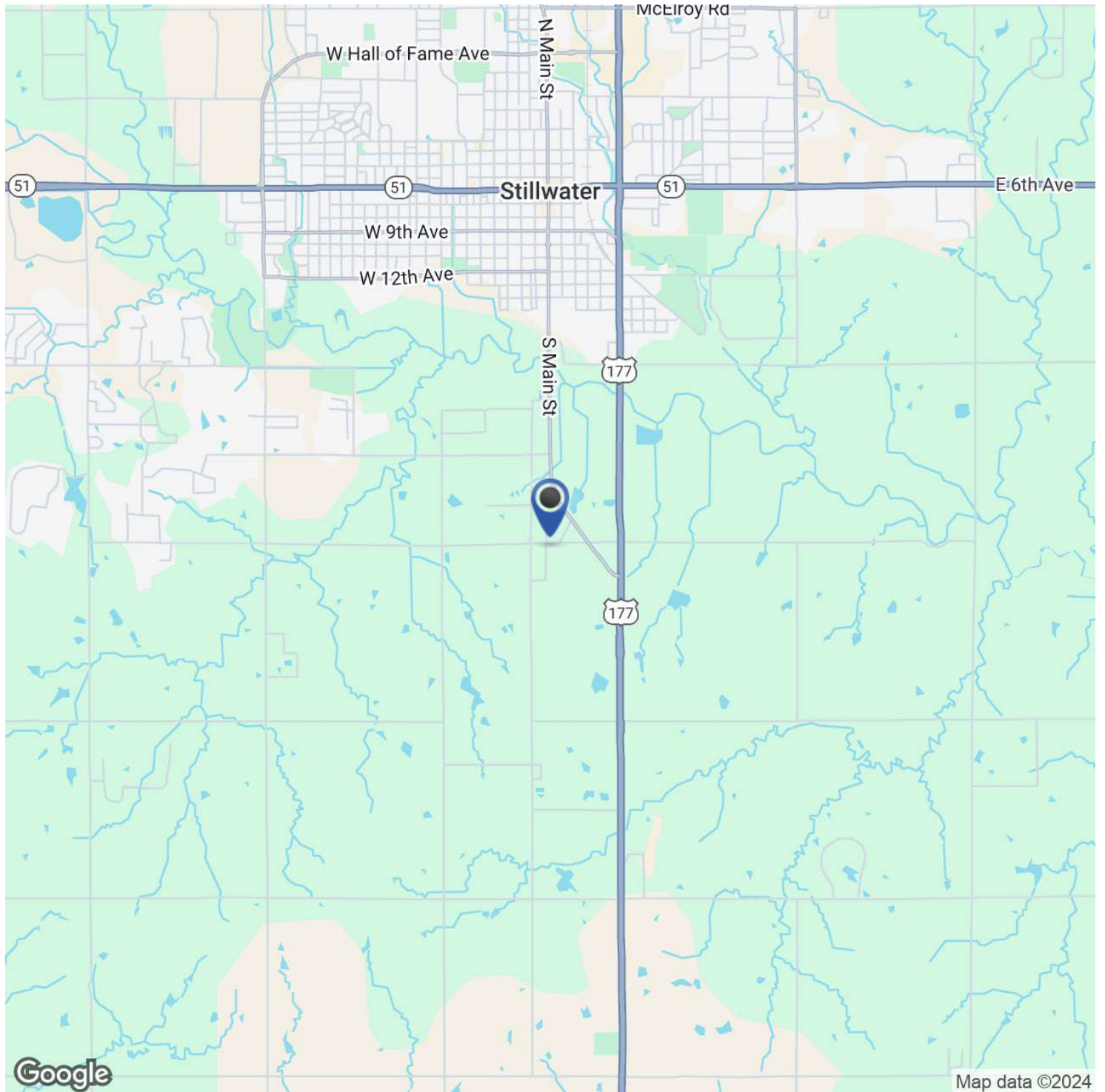
## ADDITIONAL PHOTOS



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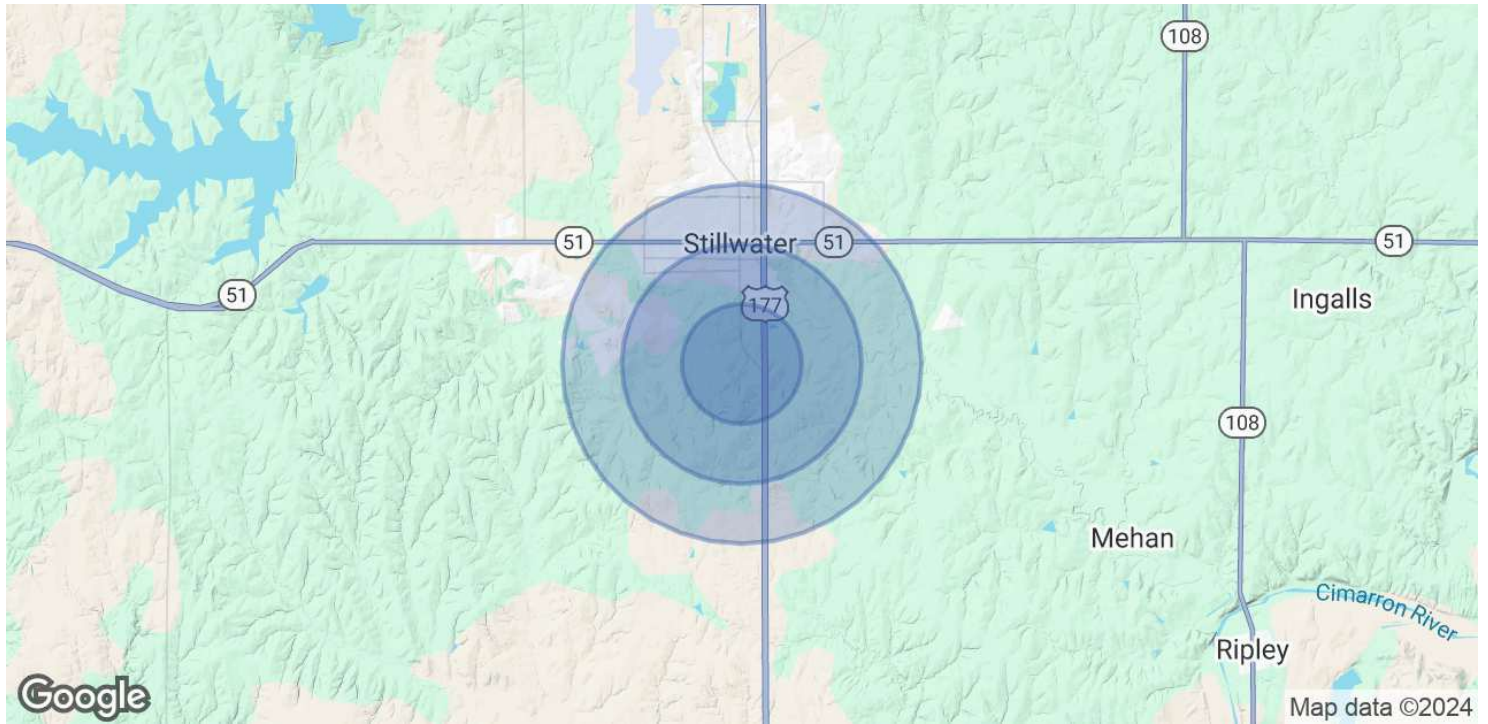


## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	603	5,356	24,213
Average Age	36	36	31
Average Age (Male)	35	35	31
Average Age (Female)	37	37	32
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	260	2,229	8,732
# of Persons per HH	2.3	2.4	2.8
Average HH Income	\$63,599	\$63,944	\$58,764
Average House Value	\$307,932	\$266,162	\$259,143

Demographics data derived from AlphaMap

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