

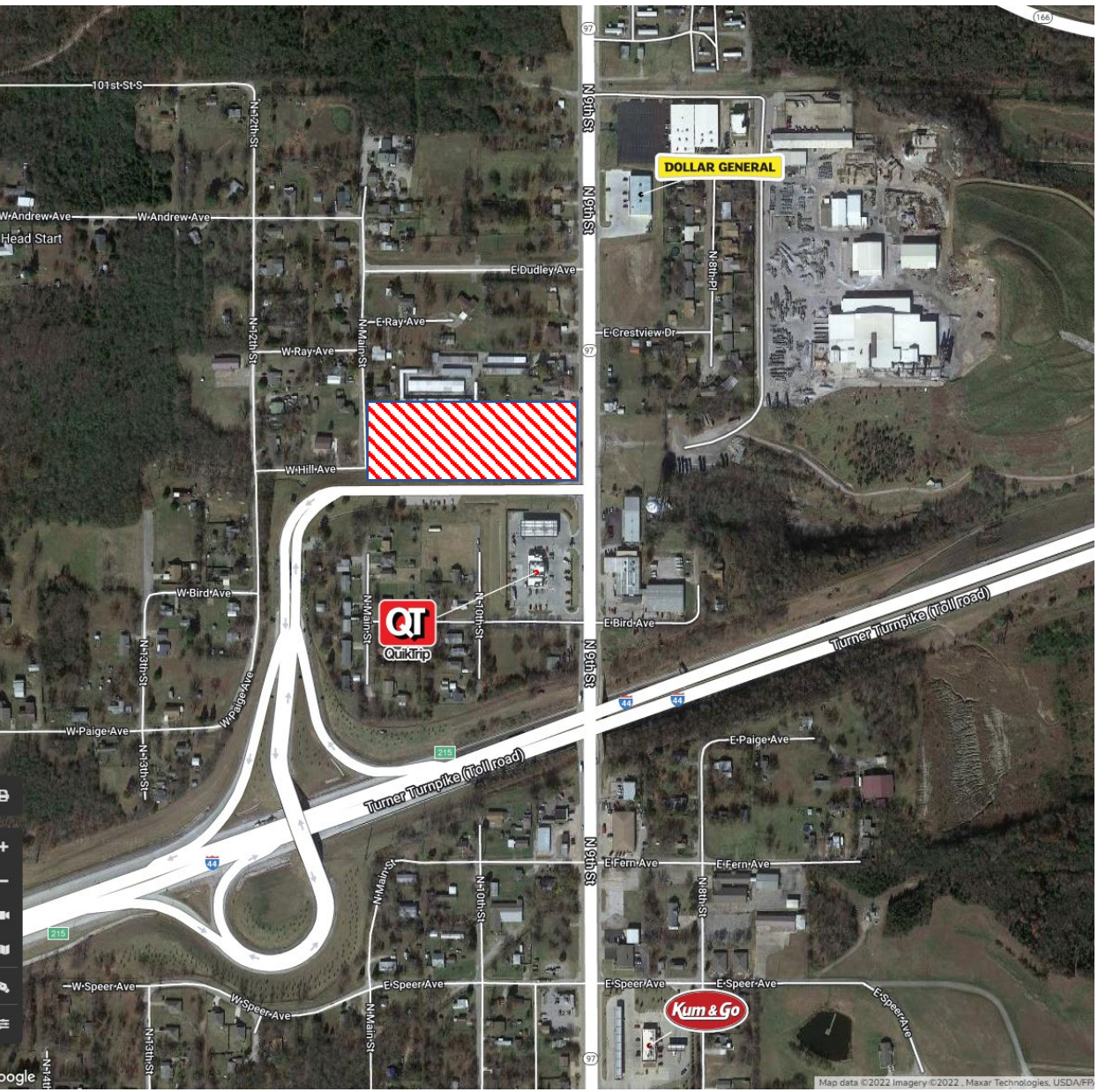


HUFFMAN

REAL ESTATE

I-44 and N. 9th Street
Sapulpa, Oklahoma



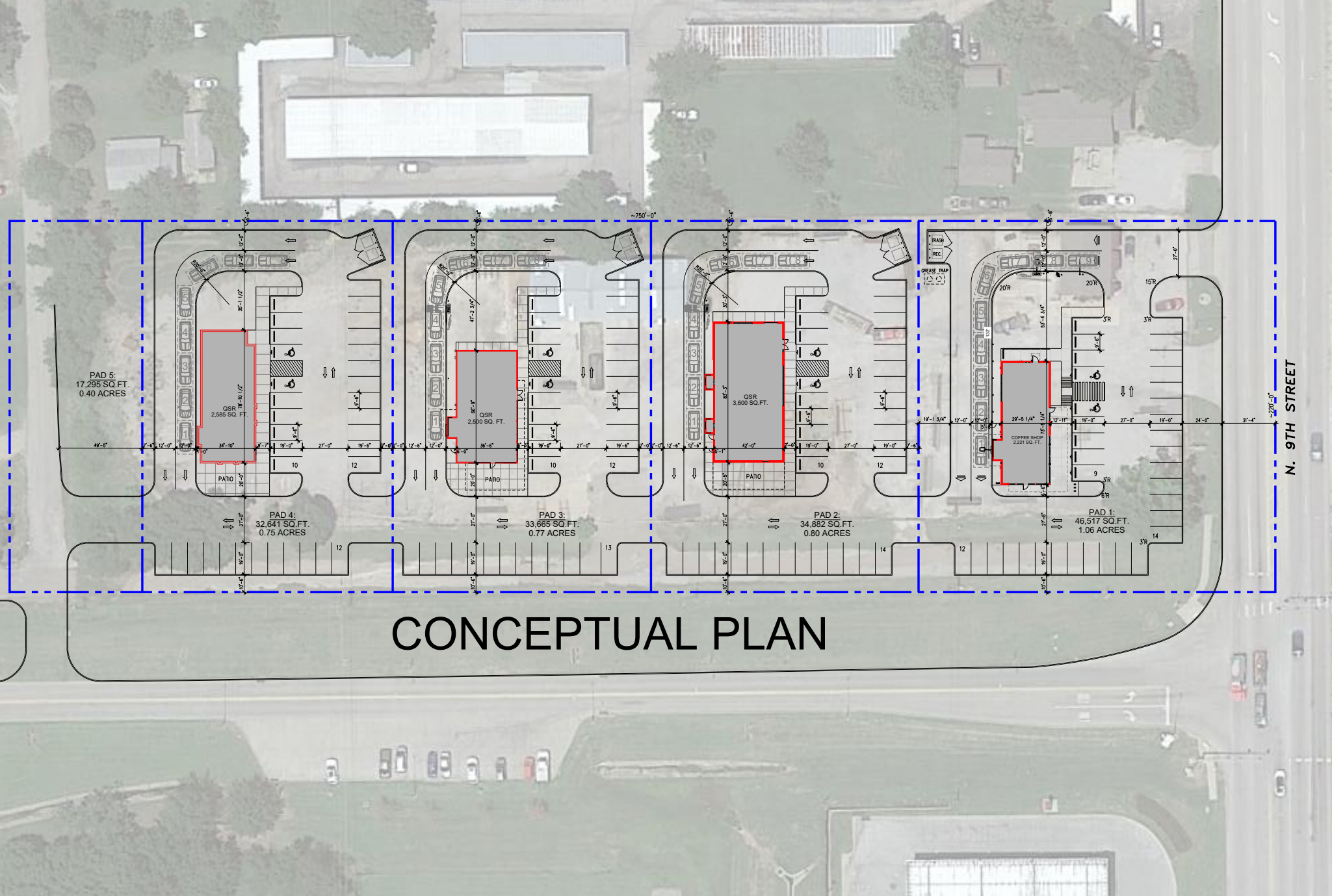


DOLLAR GENERAL



QT
Quikrip

Kum & Go



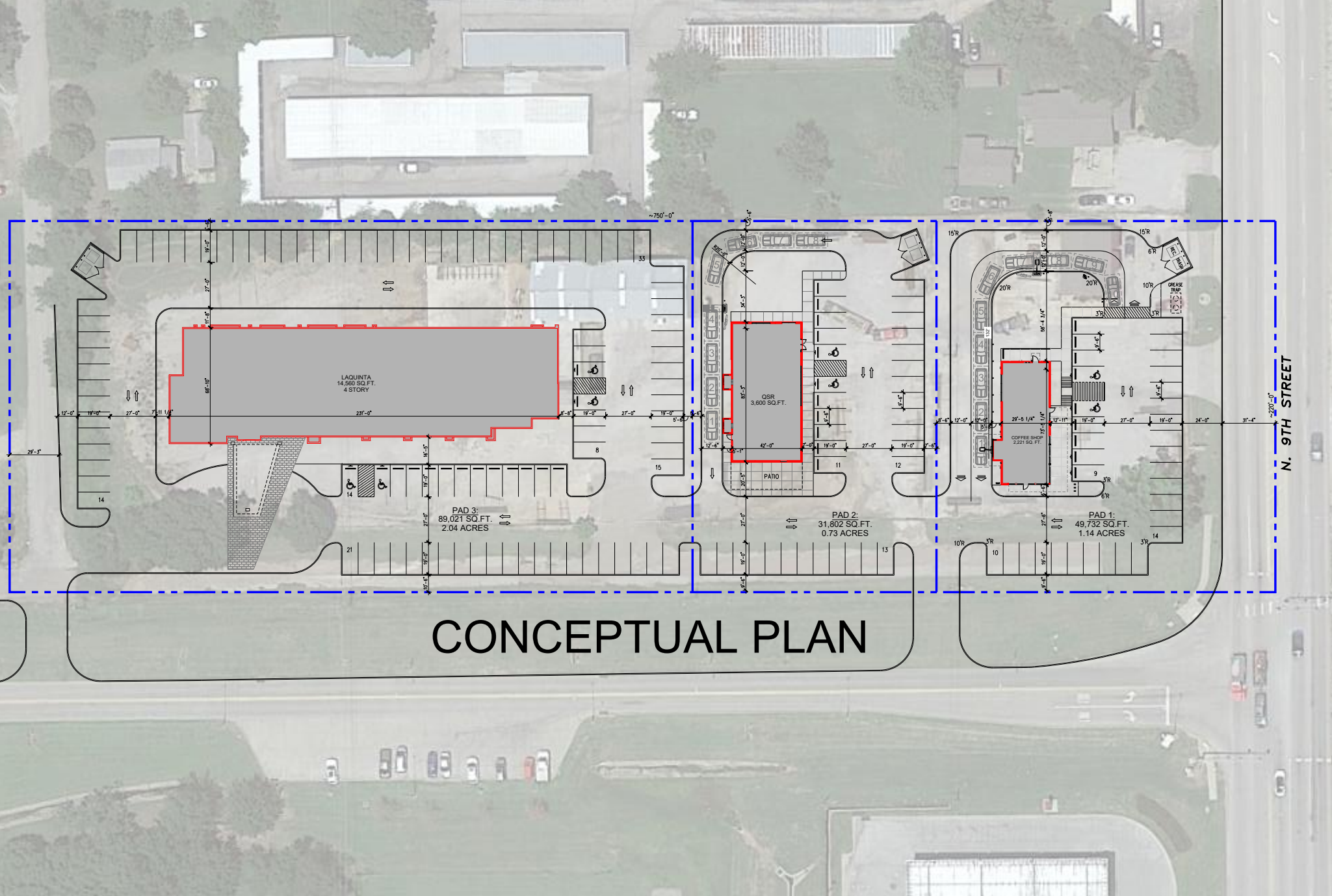
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**N. 9TH STREET
SAPULPA, OK**

22004: 21

SHEET
P2b
10/05/22



CONCEPTUAL PLAN

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**N. 9TH STREET
SAPULPA, OK**
22004: 21

SHEET
P1b
10/04/22

Demographic Detail Report

I-44 and Highway 97 1304 N 9th St, Sapulpa, OK 74066

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -

COMMERCIAL DEVELOPMENT SITE FOR SALE
 Interstate 44 (Turner Turnpike) and Highway 97 • Sapulpa, Oklahoma



4.38 Acres +/- • Zoned Commercial
 Frontage, Visibility, and Accessibility to Both Hwy 97 and I-44 (Turner Turnpike) On/Off Ramp
 Turner Turnpike is Main Corridor connecting Tulsa and Oklahoma City
 Located Adjacent to New Generation 3 QuikTrip Convenience Store
 Excellent Traffic Counts
 Included in the Oklahoma Turnpike Authority's \$300 Million "Urban Turnpike" Reconstruction
 Directly South of Creek County's \$6 million "B1" Corridor Program Opening Area to
 Additional Retail and Industrial Business
 Priced at \$1,400,000.00

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	2,220	21,062	35,216
2022 Estimate	2,194	20,983	34,864
2010 Census	1,963	19,665	31,796
Growth 2022 - 2027	1.19%	0.38%	1.01%
Growth 2010 - 2022	11.77%	6.70%	9.65%
2022 Population by Age			
	2,194	20,983	34,864
Age 0 - 4	133 6.06%	1,238 5.90%	1,987 5.70%
Age 5 - 9	147 6.70%	1,343 6.40%	2,142 6.14%
Age 10 - 14	151 6.88%	1,381 6.58%	2,231 6.40%
Age 15 - 19	142 6.47%	1,316 6.27%	2,173 6.23%
Age 20 - 24	127 5.79%	1,201 5.72%	2,009 5.76%
Age 25 - 29	134 6.11%	1,272 6.06%	2,101 6.03%
Age 30 - 34	137 6.24%	1,312 6.25%	2,118 6.08%
Age 35 - 39	140 6.38%	1,343 6.40%	2,136 6.13%
Age 40 - 44	134 6.11%	1,309 6.24%	2,094 6.01%
Age 45 - 49	126 5.74%	1,262 6.01%	2,071 5.94%
Age 50 - 54	125 5.70%	1,269 6.05%	2,151 6.17%
Age 55 - 59	135 6.15%	1,358 6.47%	2,353 6.75%
Age 60 - 64	140 6.38%	1,351 6.44%	2,365 6.78%
Age 65 - 69	132 6.02%	1,230 5.86%	2,157 6.19%
Age 70 - 74	108 4.92%	1,007 4.80%	1,759 5.05%
Age 75 - 79	80 3.65%	759 3.62%	1,309 3.75%
Age 80 - 84	52 2.37%	511 2.44%	861 2.47%
Age 85+	50 2.28%	522 2.49%	847 2.43%
Age 65+	422 19.23%	4,029 19.20%	6,933 19.89%
Median Age	39.50	40.30	41.30
Average Age	39.90	40.30	40.90



Demographic Detail Report

I-44 and Highway 97 1304 N 9th St, Sapulpa, OK 74066

Radius	1 Mile	3 Mile	5 Mile
2022 Population By Race	2,194	20,983	34,864
White	1,588 72.38%	16,157 77.00%	27,384 78.55%
Black	194 8.84%	646 3.08%	883 2.53%
Am. Indian & Alaskan	230 10.48%	2,454 11.70%	3,867 11.09%
Asian	9 0.41%	194 0.92%	306 0.88%
Hawaiian & Pacific Island	0 0.00%	35 0.17%	52 0.15%
Other	174 7.93%	1,495 7.12%	2,372 6.80%
Population by Hispanic Origin	2,194	20,983	34,864
Non-Hispanic Origin	2,060 93.89%	19,748 94.11%	32,879 94.31%
Hispanic Origin	135 6.15%	1,235 5.89%	1,985 5.69%
2022 Median Age, Male	38.80	38.80	39.90
2022 Average Age, Male	39.20	39.10	39.90
2022 Median Age, Female	40.20	41.90	42.80
2022 Average Age, Female	40.50	41.60	41.90
2022 Population by Occupation Classification	1,735	16,758	28,069
Civilian Employed	904 52.10%	9,152 54.61%	15,490 55.19%
Civilian Unemployed	49 2.82%	410 2.45%	715 2.55%
Civilian Non-Labor Force	782 45.07%	7,195 42.93%	11,862 42.26%
Armed Forces	0 0.00%	1 0.01%	2 0.01%
Households by Marital Status			
Married	395	4,058	7,362
Married No Children	253	2,558	4,695
Married w/Children	141	1,500	2,666
2022 Population by Education	1,569	15,395	25,599
Some High School, No Diploma	255 16.25%	1,942 12.61%	2,883 11.26%
High School Grad (Incl Equivalency)	605 38.56%	5,821 37.81%	9,262 36.18%
Some College, No Degree	366 23.33%	4,207 27.33%	7,347 28.70%
Associate Degree	74 4.72%	891 5.79%	1,278 4.99%
Bachelor Degree	207 13.19%	1,853 12.04%	3,370 13.16%
Advanced Degree	62 3.95%	681 4.42%	1,459 5.70%



Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2022 Population by Occupation	1,675	16,729	28,567
Real Estate & Finance	50 2.99%	436 2.61%	873 3.06%
Professional & Management	359 21.43%	3,581 21.41%	6,472 22.66%
Public Administration	35 2.09%	427 2.55%	722 2.53%
Education & Health	169 10.09%	1,729 10.34%	3,083 10.79%
Services	157 9.37%	1,497 8.95%	2,366 8.28%
Information	21 1.25%	172 1.03%	328 1.15%
Sales	201 12.00%	2,201 13.16%	3,683 12.89%
Transportation	9 0.54%	33 0.20%	35 0.12%
Retail	109 6.51%	1,111 6.64%	1,790 6.27%
Wholesale	47 2.81%	277 1.66%	459 1.61%
Manufacturing	110 6.57%	1,247 7.45%	2,171 7.60%
Production	158 9.43%	1,646 9.84%	2,636 9.23%
Construction	102 6.09%	1,092 6.53%	1,745 6.11%
Utilities	84 5.01%	639 3.82%	1,074 3.76%
Agriculture & Mining	17 1.01%	186 1.11%	346 1.21%
Farming, Fishing, Forestry	0 0.00%	4 0.02%	15 0.05%
Other Services	47 2.81%	451 2.70%	769 2.69%
2022 Worker Travel Time to Job	863	8,771	14,704
<30 Minutes	636 73.70%	6,304 71.87%	10,564 71.84%
30-60 Minutes	203 23.52%	2,204 25.13%	3,754 25.53%
60+ Minutes	24 2.78%	263 3.00%	386 2.63%
2010 Households by HH Size	760	7,657	12,123
1-Person Households	210 27.63%	2,061 26.92%	2,877 23.73%
2-Person Households	250 32.89%	2,637 34.44%	4,394 36.25%
3-Person Households	119 15.66%	1,251 16.34%	2,037 16.80%
4-Person Households	92 12.11%	916 11.96%	1,528 12.60%
5-Person Households	57 7.50%	494 6.45%	793 6.54%
6-Person Households	19 2.50%	181 2.36%	308 2.54%
7 or more Person Households	13 1.71%	117 1.53%	186 1.53%
2022 Average Household Size	2.60	2.50	2.60
Households			
2027 Projection	853	8,176	13,407
2022 Estimate	844	8,149	13,276
2010 Census	759	7,658	12,123
Growth 2022 - 2027	1.07%	0.33%	0.99%
Growth 2010 - 2022	11.20%	6.41%	9.51%



Demographic Detail Report

I-44 and Highway 97 1304 N 9th St, Sapulpa, OK 74066

Radius	1 Mile	3 Mile	5 Mile
2022 Households by HH Income	843	8,149	13,276
<\$25,000	214 25.39%	1,664 20.42%	2,421 18.24%
\$25,000 - \$50,000	205 24.32%	2,116 25.97%	3,012 22.69%
\$50,000 - \$75,000	147 17.44%	1,766 21.67%	2,800 21.09%
\$75,000 - \$100,000	117 13.88%	1,134 13.92%	1,944 14.64%
\$100,000 - \$125,000	47 5.58%	552 6.77%	1,066 8.03%
\$125,000 - \$150,000	20 2.37%	339 4.16%	661 4.98%
\$150,000 - \$200,000	47 5.58%	298 3.66%	661 4.98%
\$200,000+	46 5.46%	280 3.44%	711 5.36%
2022 Avg Household Income	\$71,686	\$68,350	\$78,083
2022 Med Household Income	\$50,439	\$53,578	\$59,740
2022 Occupied Housing	844	8,149	13,276
Owner Occupied	567 67.18%	5,675 69.64%	10,029 75.54%
Renter Occupied	277 32.82%	2,474 30.36%	3,247 24.46%
2010 Housing Units	852	8,315	12,974
1 Unit	757 88.85%	7,447 89.56%	11,862 91.43%
2 - 4 Units	53 6.22%	335 4.03%	372 2.87%
5 - 19 Units	42 4.93%	334 4.02%	462 3.56%
20+ Units	0 0.00%	199 2.39%	278 2.14%
2022 Housing Value	566	5,674	10,029
<\$100,000	253 44.70%	2,357 41.54%	3,225 32.16%
\$100,000 - \$200,000	181 31.98%	2,039 35.94%	3,699 36.88%
\$200,000 - \$300,000	85 15.02%	684 12.05%	1,571 15.66%
\$300,000 - \$400,000	38 6.71%	348 6.13%	831 8.29%
\$400,000 - \$500,000	6 1.06%	92 1.62%	286 2.85%
\$500,000 - \$1,000,000	3 0.53%	149 2.63%	399 3.98%
\$1,000,000+	0 0.00%	5 0.09%	18 0.18%
2022 Median Home Value	\$116,574	\$123,541	\$148,377
2022 Housing Units by Yr Built	929	9,061	14,600
Built 2010+	56 6.03%	538 5.94%	1,237 8.47%
Built 2000 - 2010	2 0.22%	351 3.87%	1,187 8.13%
Built 1990 - 1999	78 8.40%	795 8.77%	1,646 11.27%
Built 1980 - 1989	148 15.93%	1,303 14.38%	2,370 16.23%
Built 1970 - 1979	161 17.33%	1,702 18.78%	2,916 19.97%
Built 1960 - 1969	135 14.53%	1,250 13.80%	1,654 11.33%
Built 1950 - 1959	135 14.53%	1,174 12.96%	1,404 9.62%
Built <1949	214 23.04%	1,948 21.50%	2,186 14.97%
2022 Median Year Built	1968	1970	1976





ABOUT US

We Know Real Estate

Pursuing excellence, opportunities, relationships, community impact, innovation, and most of all, your goals.

Huffman Real Estate stands on the values of integrity, stability and tenacity on behalf of our team and our clients, Huffman Real Estate is striving to be the leading independent real estate firm, offering a full range of brokerage, property and asset management services.



Our Services

Standing on the values of integrity, stability and tenacity on behalf of our team and our clients, Huffman Real Estate is striving to be the leading independent real estate firm, offering a full range of brokerage, property and asset management services.

TENANT REPRESENTATION

Your needs are our primary focus. While we know what the market has to offer, we are also aware that understanding your priorities lets us move forward with purpose.

PROPERTY LEASING & SALES

Whether buying, selling, or leasing, our intrinsic understanding of the local commercial market and our responsiveness combine to position you for success.

PROPERTY MANAGEMENT

Beyond ensuring smooth operations, we relentlessly pursue unique opportunities to uncover value and generate a greater return on the investment we've been trusted with.

OUR TEAM

Melissa Huffman

Melissa Huffman founded Huffman Real Estate in 2021 in an effort to grow her efforts to build a full-service brokerage firm.

Combined with her knowledge of real estate development and brokerage she provides an approach that many firms lack. The ability to properly evaluate a piece of land or repurpose an existing building to add value to any client. Melissa works alongside both Omni Group and Huffman Real Estate sharing in both the finance management and overseeing the development of all projects.

She coordinates with all the consultants and collaborates on budgeting and construction management. She has been actively involved with Omni Group LTD as a development arm for over 20 years. Alongside her brother-in-law, Chad Huffman they will expand further opportunities in all facets of real estate. In 2013, Laura Ladner and Suzanne Burt invited Melissa to be the broker for Burt Ladner Real Estate, a Fort Worth based boutique residential real estate company, further deepening her knowledge of real estate.



OUR TEAM

Chad Huffman

Chad D. Huffman is responsible for the acquisition and disposition of commercial real estate assets for Huffman Real Estate.

Chad began his real estate career with Cushman & Wakefield focusing on tenant representation. While at Cushman & Wakefield, Chad served on the Cushman & Wakefield Future Leader's Leadership Council and was the chair of the continuing education committee, where he successfully spearheaded the rollout of the CWFL rising professional scholarship program.

Before entering commercial real estate, Chad played in the Major Leagues for the New York Yankees and the St. Louis Cardinals during a 13-year career. During that span, Chad played two seasons in Japan, playing for the Chiba Lotte Marines. Chad attended Texas Christian University, where he was on a football scholarship and was an All-American for the baseball team. In 2016, Chad was inducted into the TCU Letterman's Hall of Fame.





HUFFMAN

REAL ESTATE

