

A SPECIAL PURPOSE INVESTMENT OPPORTUNITY

# SOUTHWIND HILLS VENUE

468 SW 24TH AVE, GOLDSBY, OK 73093



**JUDY J. HATFIELD, CCIM**

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EQUITY COMMERCIAL REALTY ADVISORS, LLC

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**OFFERING SUMMARY**

Sale Price:	\$3,500,000
Lot Size:	16.05 Acres
Building Size:	18,323 SF
Year Built/Renovated:	2014 / 2018
Taxes (2023):	\$40,143
Insurance (2023):	\$31,931
Venue Capacity:	450 Seated
Parking:	105 Spaces
Utilities - Water:	Goldsby Water Authority
Utilities - Sewer	Aerobic Septic System
Zoning:	C-1 (Commercial)
Flood Zone:	Zone AE (pg. 11)

**PROPERTY OVERVIEW**

This specialty commercial property offers a stunning 18,323 SF wedding and event venue on 16+ acres of picturesque land. This unique property includes a 3-story barn venue with expansive ceremony and reception spaces, ADA-compliant restrooms, a well-appointed kitchen & buffet area, a stylish bar and lounge, a luxurious bridal suite, and a groom suite loft. Outdoors, guests can enjoy a sprawling wrap-around patio with gas fire pits, a pool and hot tub, a rock waterfall, and expansive views of Oklahoma's countryside. The property also includes a helicopter pad. In 2024 a new septic system was installed with three 1,000-gallon dosing tanks and 1,400 ft of line.

Conveniently located minutes from major thoroughfares including I-35, HWY 9, and the bustling OKC Metro, this turn-key venue presents a seamless transition for its new owners, offering a fully equipped space primed for continued success.  
VIEW PROPERTY VIDEO HERE: <https://tinyurl.com/29tcrk8f>

**DEMOGRAPHICS**

	5 MILES	10 MILES	20 MILES
Total Households	11,971	63,013	193,521
Total Population	29,990	159,968	516,939
Average HH Income	\$97,388	\$93,118	\$90,479

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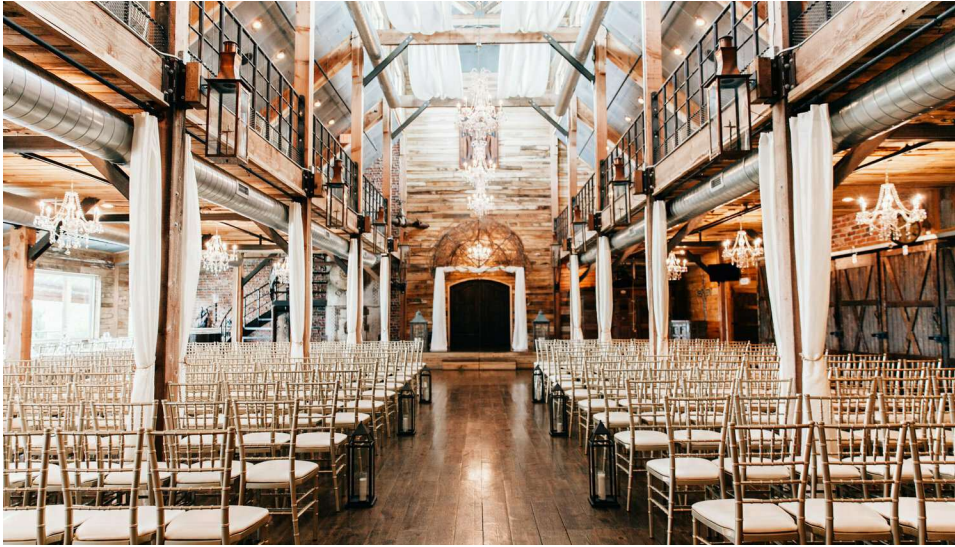
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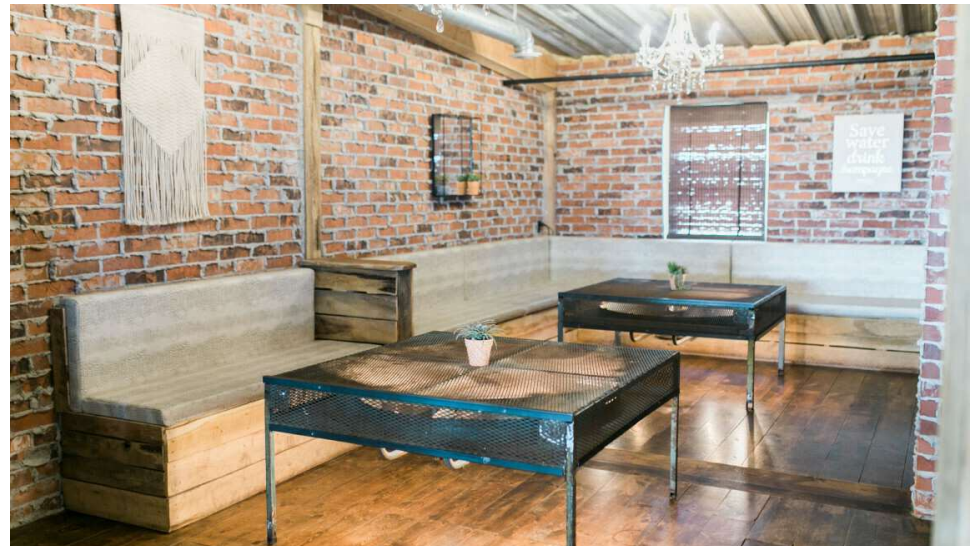
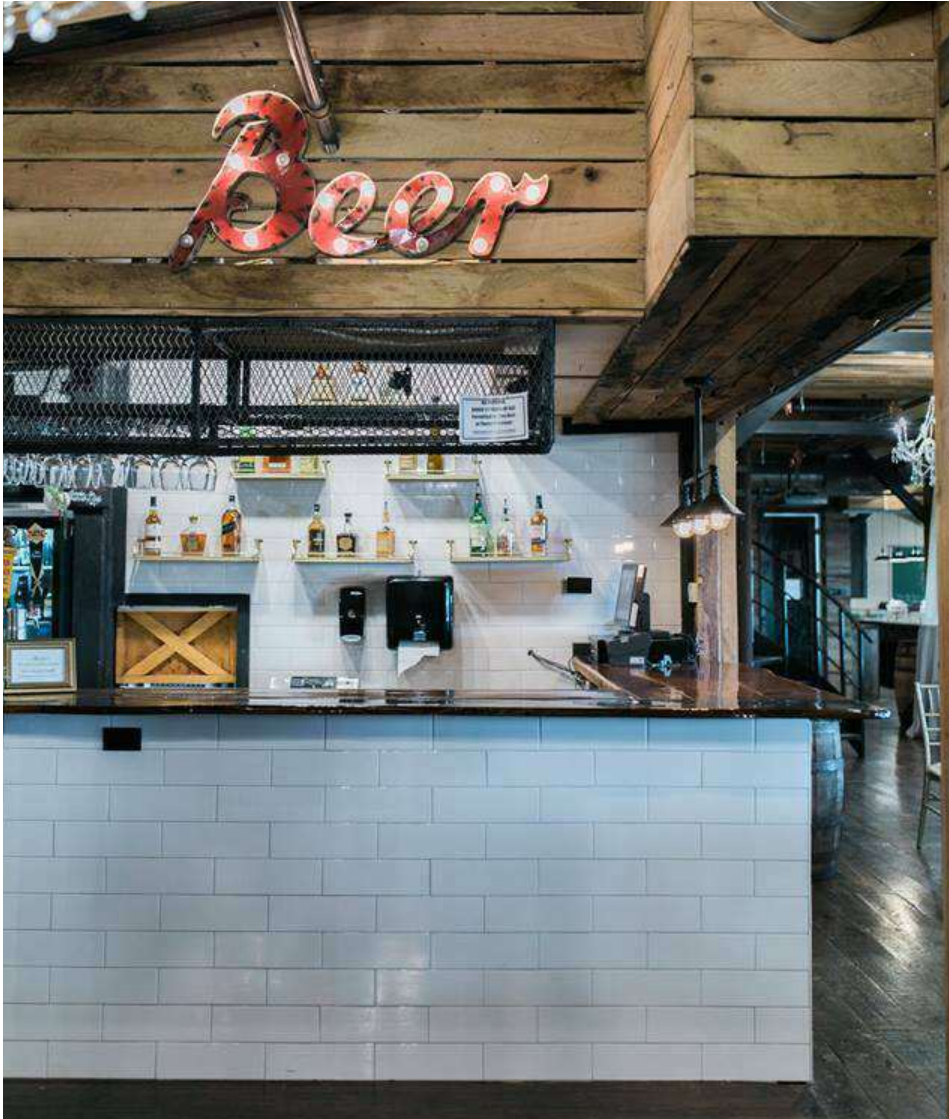


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Serving Room	
Item	Amount
Large Serving Plates	350
Small Serving Plates	350
Goblet Glasses	100
Serving Baskets	5
Stainless Steel Cake Servers	2
Carved Wooden Cake Servers	2
Log Cake Servers	2
Basket of Salt & Pepper Shakers	1
Misc. Food Presentation Boxes & Servers	
Basket of Linen Napkins	2
Hot Serving Servers	10
Basket of Knives	1
Basket of Forks	1
Fancy Serving Big Plates	25
Fancy Serving Small Plates	25
Glass Sneeze Guards	4
Big Chalk Menu Board	1

Main Room Downstairs	
Item	Amount
Tall Bistro Tables	12
Long Tables	13
Round Wooden Dinner Table	1
Round Tables	31
Chairs	400
Mirrored Photo Booth	1
Whiskey Barrel Trash Cans	6
Glass Big Wheel Rolling Cart	1
Linen Table Cloths	31
Wooden Buffett	1
Metal Podium Stand	1
Red Velvet Couch	1

Far West Office/Storage Room	
Item	Amount
Metal Portable Shelves	8
Wooden Portable Table	1
Stainless Steel Winholt Storage Rack	1
3 Ft Wooden Table	1
Mini Fridge	1
Ultra HD Butcherblock Serving Table	1
Ultra HD Locker	1
Ice Buckets	30
Tool box with Assorted Tools	
Misc. Decorations	
Misc A/C Filters	
Water Servers	20
Desk Chair	4
Small Desk	1
Chair	1
Butcherblock Portable Serving Tables	2
Chandeliers	2
Storage Boxes	2

1st Floor Storage Room	
Item	Amount
Long Table	1
Bistro Table	1
Small TV	1
Round Tables	2

Kitchen Cooking	
Item	Amount
Stainless Steel Prep Table	7
Radiancc Grill	1
Pitco Dual Stainless Steel Friers	3
Groen Mixer	1
6 Burner Jade Range Stove w/ Oven & Broiler	1
6 Ft Stainless Steel Prep Table	1
Hobart Mixer	1
6 Ft Carving Table	1
8 Ft Carving Table	1
Stainless Steel Storage/Drying Racks	5
Metro Warmer	1
FEW Warmer	1
Emperial Double Oven	1
Assorted Knives	
Assorted Cooking Utensils	
Econ-Air Vent Hood w/ Ansel Fire Protection*	1
Large Rack Trays	100
Summit Microwave	1
Chef Mate Carver	1
Misc Pots & Pans	

Bride Dressing Room	
Item	Amount
Hair Stylist Chairs	2
Barstools	6
Buffett	1
Couch	1
Wicker Chair	1
Wine Refrigerator	1
Portable Mirrors	6
Samsung 42" TV	1

Room North of Bar	
Item	Amount
Schaere Coffee Art Plus Machine	1
Small Refrigerator	1
Bunn Double Iced Tea Maker	1
Bunn Single Coffee Maker	1
Misc. Plastic Glass Wash Racks	
M3 Turbo Air Freezer	1
Turbo Air Freezer	1
Avantco Refrigerator	1
12 Ft Portable Dinner Table	1
Card Table	2
Wooden Chest of Drawers	1
Hoshizaki Ice Machine	1
Whirlpool Dryer	1
Whirlpool Washer	1
Samsung Washer	1
Samsung Dryer	1
Bistro Tables	2
Assorted Bistro Linens	
Metal Storage Racks	2
Wet/Dry Vac	1
Janitor Cart	1
Portable Wooden Bar	1
Misc. Coffee Pots	
Wooden Portable Serving Table	1
Misc. Drink Glasses	

Kitchen Washing	
Item	Amount
Toastmaster Heater Proofer	1
Coffee Pots	2
Misc. Serving Trays & Assorted SS Pans	
Emperial Double Oven	1
Misc. Silverware & Dishes	
Misc. Pitchers	
4 Bay Stainless Steel Sink	1
Portable Shelves	7
SPG Prep Table	1
Stainless Steel Serving Table	1

3rd Floor	
Item	Amount
Poker/Pool Table	1
Poke Table Chairs	6
Small Shuffle Board Table	1
Leather Lounge Chairs	2
Sofas with Recliners	2
Coffee Table	1
Sofa Table	1
Samsung 65" TV	1
Bistro Table	1
Dining Table	1
Dining Chairs	8
Wine Cooler Fridge	1

2nd Floor Office Area	
Item	Amount
Couch	1
Lounge Chairs	2
Coffee Table	1
Desks	2
3Ft File Cabinets	3
Wooden Desk on Rollers	2
Office Chairs	3
White Desk	1
File Cabinet	1
Cubicle Bookshelf	1
Masterchef Small Fridge	1
Long 3ft Black File Cabinet	1
Black Filing Cabinets	5
Desk Chairs	3

Bar Room	
Item	Amount
TRUE Stainless Steel Fridge	2
Fagor Bar Cooler	1
Samsung 46" TV	1
True Glass Chiller	1
Fagor 4 Tap Beer Distributer	1
Krowne Ice Holder	1
Misc. Glasses	
Stainless Steel Serving Table	1
Small Marble Bistro Tables	2

Outside	
Item	Amount
Long Glass Tables with Chairs	2
Brown Wicker Chairs	12
Light Brown Wicker Chairs	12
Pool Loungers	3
Metal Tables Tan	4
Metal Chairs Tan	12
Metal Chairs White	2
End Tables	2
Long Wicker Table with Chairs	1

2nd Floor Dining Area	
Item	Amount
Chairs	109
Long Tables	6
Round Tables	4
Bistro Table	1
Wooden Loveseat	1
Green Velvet Lounge Chairs	4
Leather Couches	2
Glass Coffee Tables	2

Small Storage Room Off Kitchen	
Item	Amount
Plastic Portable Bus-Boy Carts	2
Misc. Plastic Plates & Bowls	
Misc. Glass Plates & Bowls	

Storage Unit Outside	
Item	Amount
Toro Push Mower	1
Craftsman Push Mower	1
Power Washer	1
Air Compressor	1
Fertilizer Spreader	1

Small Storage Room Downstairs	
Item	Amount
Misc. Lanterns & Candles	
Easels	6
Cornhole Game Set	1
Misc. Microphone Stands	

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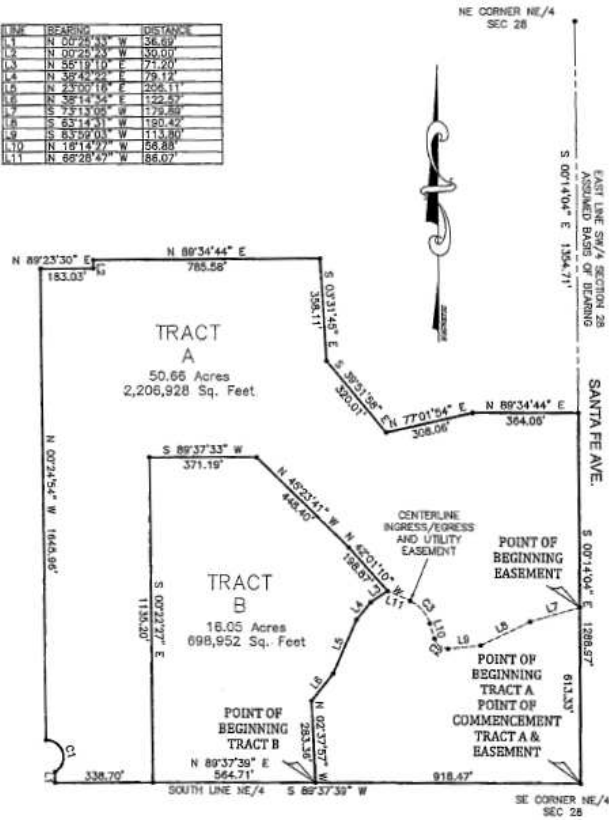






CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	157.26'	115.96'	N 15°31'50" W	152°11'53"
C2	45.34'	82.52'	58.49'	N 53°47'11" W	72°27'58"
C3	124.54'	106.12'	102.94'	N 40°39'02" W	48°40'11"

LINE	BEARING	DISTANCE
L1	N 00°25'33" W	36.62'
L2	N 00°25'33" W	30.00'
L3	N 35°19'10" W	71.20'
L4	N 38°42'22" E	79.12'
L5	N 23°00'16" E	208.11'
L6	N 38°14'34" E	122.57'
L7	N 55°19'10" E	71.20'
L8	S 63°14'31" W	190.42'
L9	S 83°59'03" W	113.80'
L10	N 16°14'27" W	56.88'
L11	N 66°28'47" W	86.07'



**LEGAL DESCRIPTION TRACT B**

A TRACT LAND LAYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, MCCLAIN COUNTY OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE EAST LINE OF THE NE/4 OF SAID SECTION 28 AND ASSUMED TO BEAR S 00°14'04" E;

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE/4 THENCE S 89°37'39" W ALONG THE SOUTH LINE OF SAID NE/4 A DISTANCE OF 918.47 FEET TO THE POINT OF BEGINNING; THENCE N 02°37'57" W A DISTANCE OF 283.36 FEET; THENCE N 38°14'34" E A DISTANCE OF 122.57 FEET; THENCE N 23°00'16" E A DISTANCE OF 208.11 FEET; THENCE N 38°42'22" E A DISTANCE OF 79.12 FEET; THENCE N 55°19'10" E A DISTANCE OF 71.20 FEET; THENCE N 42°01'10" W A DISTANCE OF 198.87 FEET; THENCE N 45°23'41" W A DISTANCE OF 448.40 FEET; THENCE S 89°37'33" W A DISTANCE OF 371.19 FEET; THENCE S 00°22'27" E A DISTANCE OF 1135.20 FEET TO THE SOUTH LINE OF THE SAID NE/4; THENCE N 89°37'39" E ALONG THE SOUTH LINE OF SAID NE/4 A DISTANCE OF 564.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.05 ACRES OR 698,952 SQUARE FEET MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY JONATHAN D. ROGERS PLS 1706 ON MARCH 30, 2023

TOGETHER WITH A 30 FOOT INGRESS/EGRESS AND UTILITY EASEMENT LYING 15 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NE/4 THENCE N 00°14'04" W A DISTANCE OF 613.33 FEET TO THE POINT OF BEGINNING; THENCE S 73°13'05" W A DISTANCE OF 179.89 FEET; THENCE S 63°14'31" W A DISTANCE OF 190.42; THENCE S 83°59'03" W A DISTANCE OF 113.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE 62.82 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 48.34 FEET, THE LONG CHORD OF WHICH BEARS N 53°47'11" W A DISTANCE OF 58.49 FEET; THENCE N 16°14'27" W A DISTANCE OF 56.88 FEET TO A CURVE TO THE LEFT; THENCE 106.12 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 124.54 FEET, THE LONG CHORD OF WHICH BEARS N 40°39'02" W A DISTANCE OF 102.94 FEET; THENCE N 66°28'47" W A DISTANCE OF 86.07 FEET TO THE EAST LINE OF TRACT B ALSO BEING THE POINT OF TERMINATION.

ANGLE POINT SURVEYING CA #8831 18035 DELAH WAY NORMAN OK 73072 PHONE (405) 323-2827	NE/4 SEC 28, 8N-3W TOWN OF GOLDSBY MCCLAIN COUNTY, OK	EXHIBIT	
		Drawn By: JDR Checked By: JDR Project No:	Date: 1"-300' Date: 3-30-2023 Sheet 1 of 2

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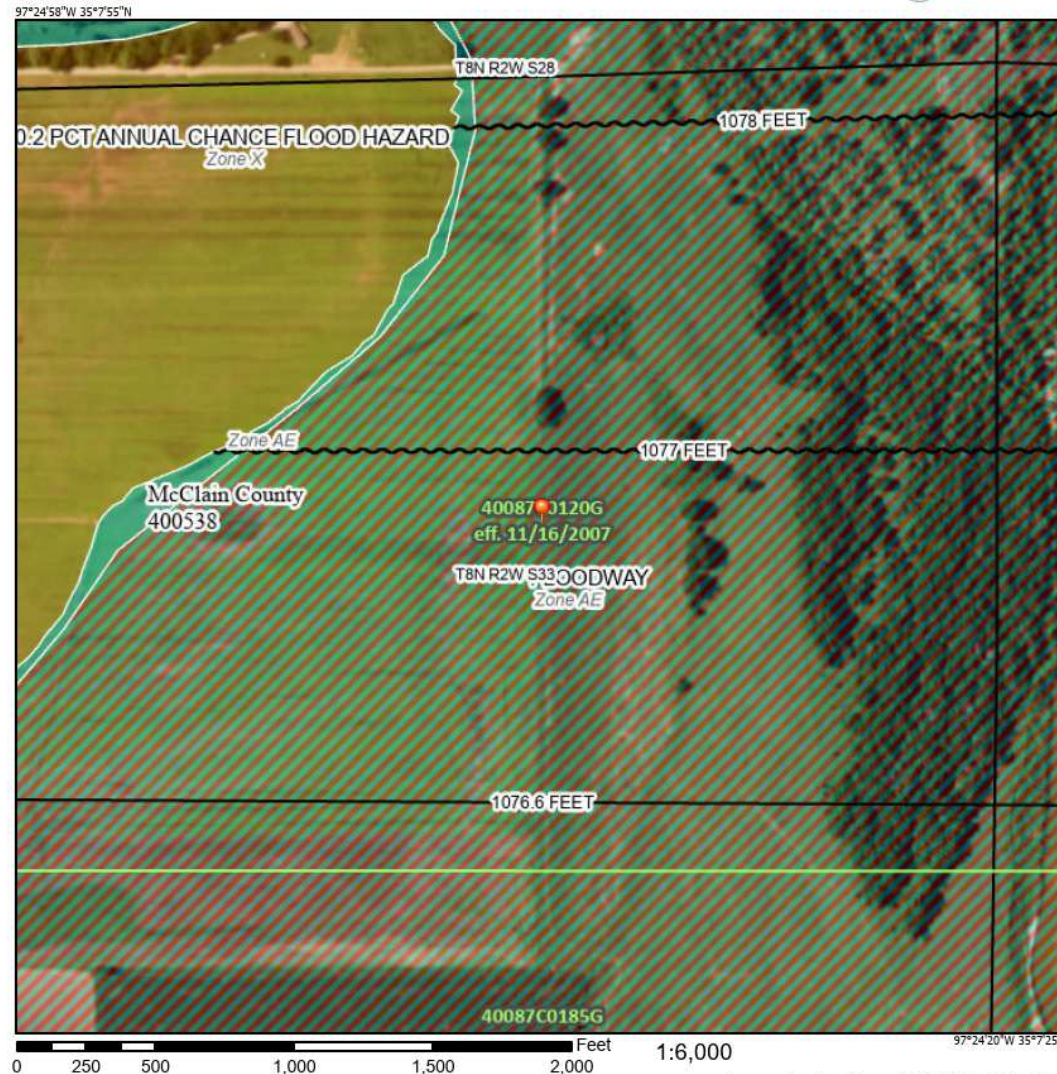
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National Flood Hazard Layer FIRMette



**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	<ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) Zone A, V, A59</li> <li>With BFE or Depth Zone AE, AO, AH, VE, AR</li> <li>Regulatory Floodway</li> </ul>
<b>OTHER AREAS OF FLOOD HAZARD</b>	<ul style="list-style-type: none"> <li>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li>Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li>Area with Flood Risk due to Levee Zone D</li> </ul>
<b>OTHER AREAS</b>	<ul style="list-style-type: none"> <li>NO SCREEN Area of Minimal Flood Hazard Zone X</li> <li>Effective LOMRs</li> <li>Area of Undetermined Flood Hazard Zone D</li> </ul>
<b>GENERAL STRUCTURES</b>	<ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>
<b>OTHER FEATURES</b>	<ul style="list-style-type: none"> <li>20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li>17.5</li> <li>coastal Transect</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Transect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul>
<b>MAP PANELS</b>	<ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/5/2024 at 4:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

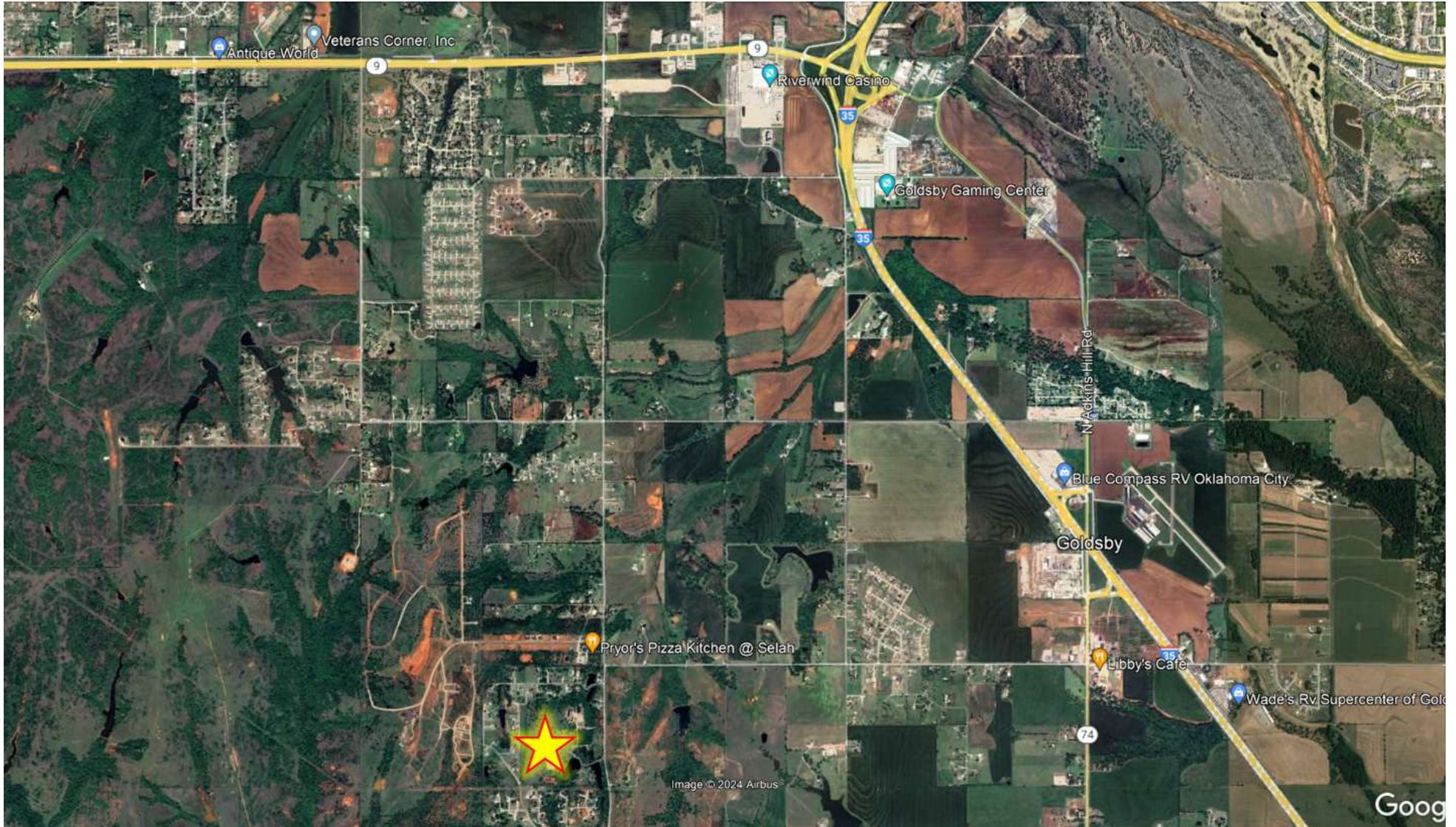
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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