

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$4,495,000
Building Size:	34,000 SF
Lot Size:	60 Acres
Number of Units:	31
Price / SF:	\$132.21
Cap Rate:	8.76%
NOI:	\$393,977

### PROPERTY OVERVIEW

Trails End is an investors dream, consisting of 31 rental units. This property is located only 4 miles south of the Oklahoma State campus, making this a great place to stay for students that are a part of the equine school or would just like to have their horse boarded on the same property that they are living on. Rental units are 3 bedroom/3 bath homes & 2 bedroom/2 bath duplexes. All homes come with amenities for horses including a loafing shed with tack room, access to arena and round pen. You can enjoy boarding your horse while you live just a few feet away.

Additional offerings that could be purchased with property:

- Residence (2,417 s.f.)
- 3 greenhouses used as grow with shop building
- Additional shop building (1,500 SF)
- \*More details with inquiry

### PROPERTY HIGHLIGHTS

- Country Living less than 10 minutes from campus
- 1207 square feet of living space
- Central Heat and Air
- Stained concrete floors throughout
- Kitchen appliances provided
- Washer and Dryer provided

**TYLER HUXLEY**  
405.973.8435  
tyler@creekcre.com

**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**TORI THOMPSON-MEYER**  
405.550.4474  
tori@creekcre.com

## ADDITIONAL PHOTOS

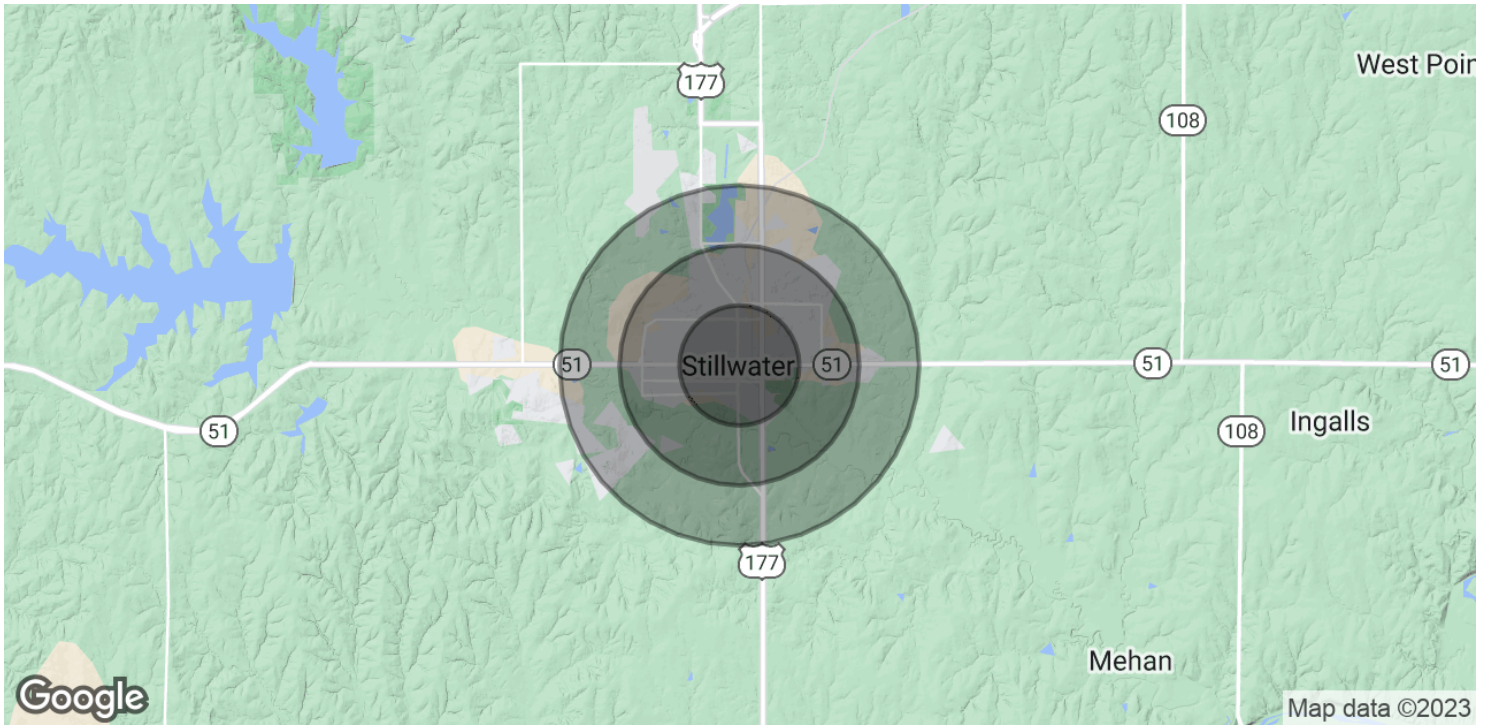


**TYLER HUXLEY**  
405.973.8435  
tyler@creekcre.com

**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**TORI THOMPSON-MEYER**  
405.550.4474  
tori@creekcre.com

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,584	28,091	39,506
Average Age	24.7	25.3	27.2
Average Age (Male)	24.8	25.0	26.5
Average Age (Female)	25.2	25.5	28.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,808	12,528	17,661
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$25,489	\$30,017	\$39,584
Average House Value	\$37,305	\$89,365	\$121,088

\* Demographic data derived from 2020 ACS - US Census

**TYLER HUXLEY**  
405.973.8435  
tyler@creekcre.com

**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

**TORI THOMPSON-MEYER**  
405.550.4474  
tori@creekcre.com