

PROPERTY REPORT

697 12th Ave NW, Ardmore, OK 73401



Presented by

Mahendra Paudel



Work: 410-390-1602

Main: mahendra@beamrealestate.com
Office: www.beamrealestate.com

Beam Real Estate LLC
14455 Webb Chapel Road
Farmers Branch, TX 75234

697 12th Ave NW, Ardmore, OK 73401

Off Market

• Sold Date: 5/21/2021
 • Public Record

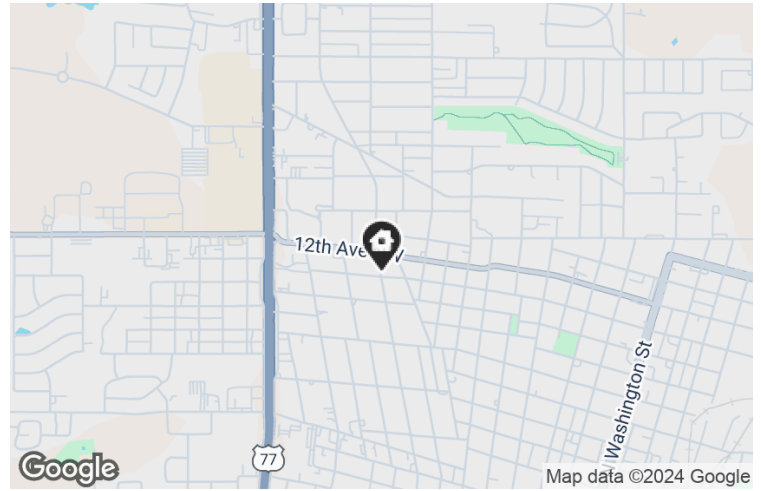
Closed Price

\$500,000

Closed Date: 5/21/2021

Property Facts	Public Facts	Listing Facts
Property Type	Retail	-
Property Subtype	Convenience store (7-11)	-
Number of Units	0	-
Number of Stories	1	-
Building Area (sq ft)	1,215	-
Lot Size	0.54 acres	-
Lot Dimensions	23522 SF	-
Year Built	1970	-
Roofing	Built-Up	-
Heating	Yes	-
Cooling	Packaged Unit	-
Garage (spaces)	0	-
Foundation	Crawl/Raised	-
Exterior Walls	Concrete Block	-

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Tenant Data – Total Tenants Found: 2

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
Bts Global LLC –	–	5/21/2021	–	7/6/2020
Lucky Travel Acharya, Sam Madhav,Incorporator	–	–	Tours & Travel Services	11/28/2016

Extended Property Facts

Interior Details

Porch Covered	225 sq ft
Canopy/Awning	483 sq ft, 480 sq ft

Exterior Details

Lot Size - Square Feet	23,522 sq ft
Lot Size - Acres	0.54 acres
Roof Type	Flat

Other Details

Building Quality	C-
Shed	80, 40, 42

Public Facts

Owner Information

Owner Name (Public)	BTS GLOBAL LLC
Time Owned	3
Mailing Address	302 S Washington St Ardmore OK 73401-7043
Mail Care-Of Name	Tripple Star Llc
Vesting	Company/Corporation

Legal Description

Parcel Number	0010-00-039-012-0-001-00
Tax ID	255
County	Carter County
Census Tract	400198931.002002
Carrier Route	C004
Abbreviated Description	LOT:12-15 SUBD:ARDMORE CITY SEC/TWN/RNG/MER:SEC 30 TWN 04 RNG 02 ARDMORE LOTS & BLKS, BLK 39 (BOOKERS RE-SUB) LOT 12 (50X118) LOT 13 (50X118) LOT 14 (50X118) LOT 15 (50X118)
Current Use	Convenience store (7-11)

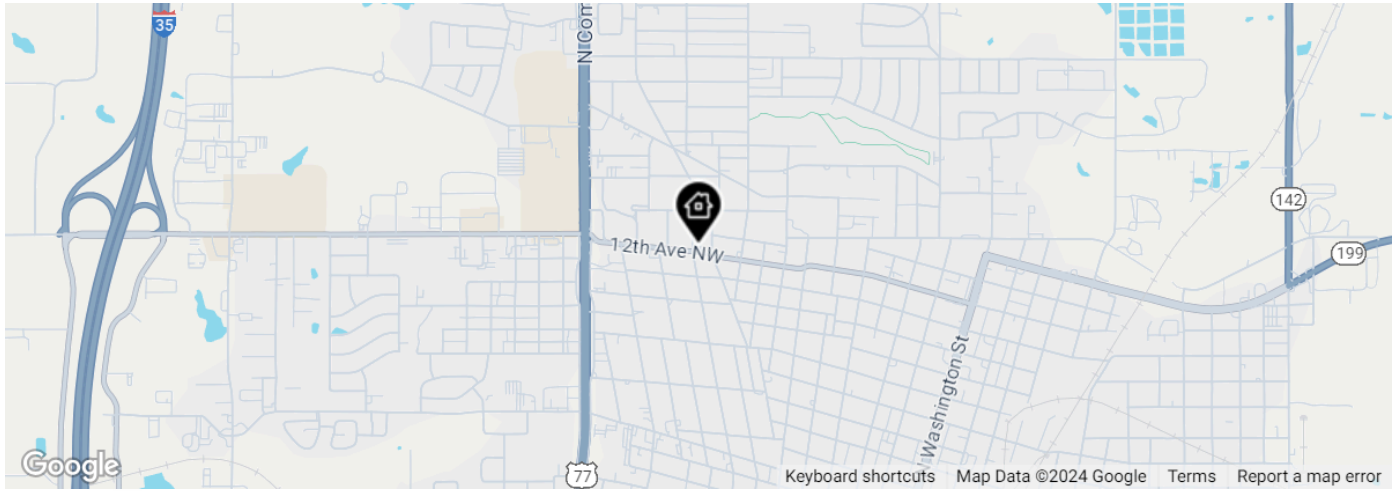
Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$3,656	\$42,480	\$46,136	\$4,559
2022	\$18,936	\$41,064	\$60,000	\$5,736
2021	\$9,105	\$41,064	\$50,169	\$5,061
2020	\$9,105	\$41,064	\$50,169	\$4,988
2019	\$9,140	\$41,064	\$50,204	\$4,874
2018	\$19,680	\$28,320	\$48,000	\$4,739
2017	\$3,369	\$17,688	\$21,057	\$1,963
2016	\$15,807	\$4,248	\$20,055	\$1,869
2015	\$14,905	\$4,248	\$19,153	\$1,471
2014	\$15,626	\$4,248	\$19,874	\$1,527
2013	\$19,052	\$4,248	\$23,300	\$1,790
2012	\$19,157	\$3,282	\$22,439	\$1,724
2011	\$19,157	\$3,282	\$22,439	—
2010	\$18,893	\$3,282	\$22,175	\$1,719
2008	\$13,555	\$3,282	\$16,837	—

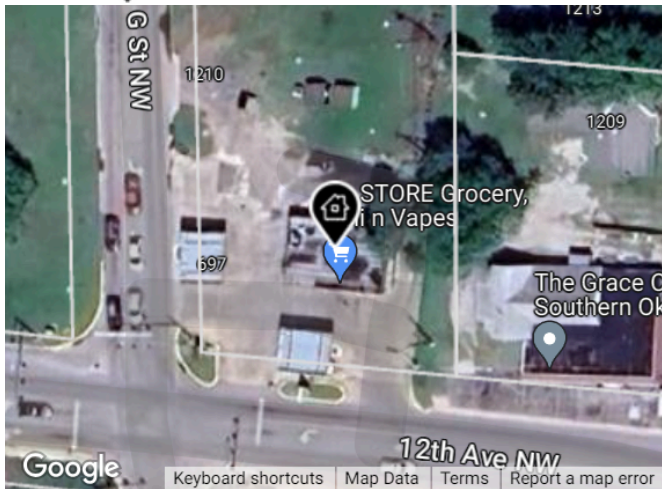
Deed Records


Recording Date	5/21/2021
Document Type	Quit Claim Deed (non-arm's length)
Sales Price	\$500,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	BTS GLOBAL LLC
Buyer ID	Limited Liability Company
Seller Name	EVERGREEN D&S CORPORATION
Seller ID	Corporation
Document #	2021-005568
Total Transfer Tax	\$750
Book #	7045
Page #	308
Contract Date	5/21/2021

Maps



Legend:  Subject Property

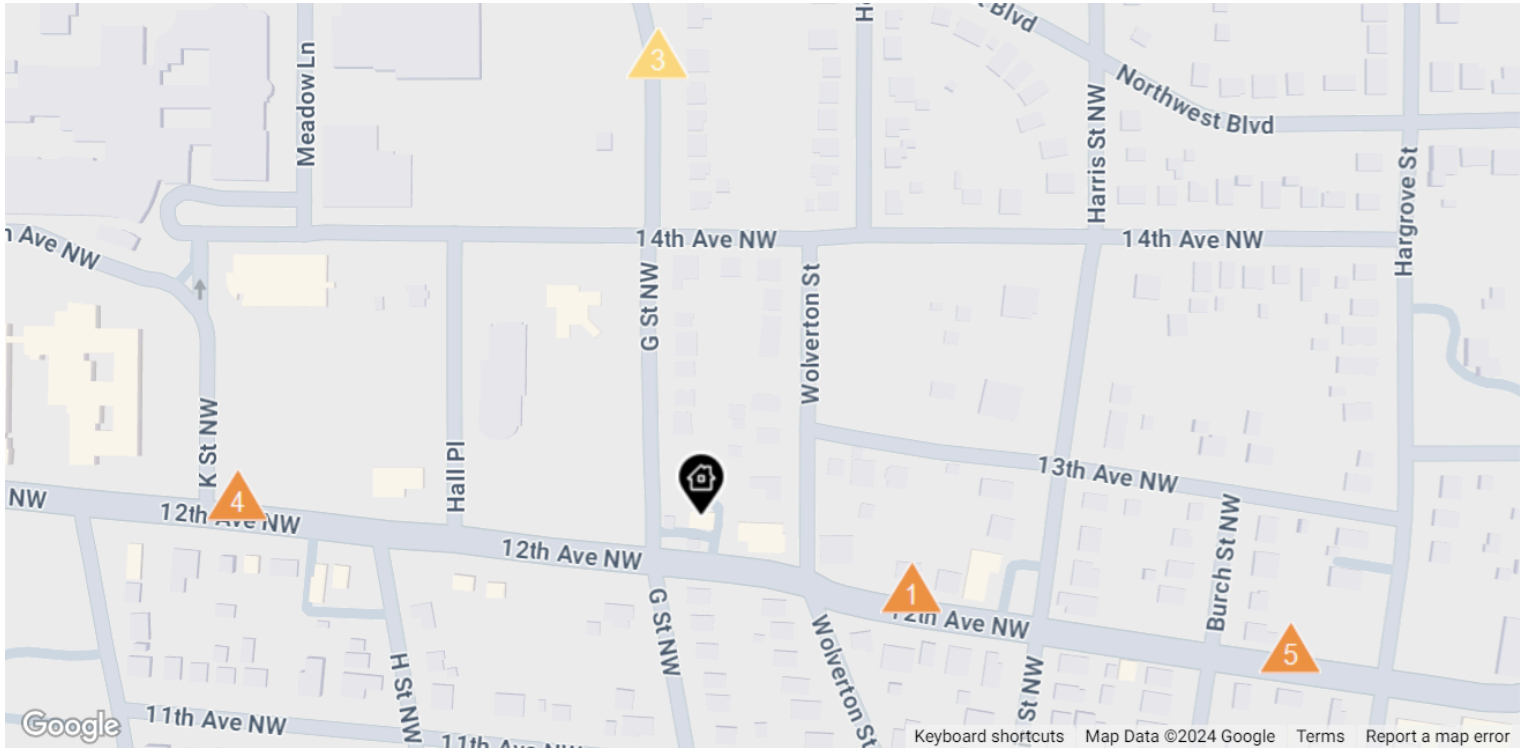


Legend:  Subject Property



Legend:  Subject Property

Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

▲ 1

10,241

2024 Est. daily traffic counts

Street: –
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2021	9,500	AADT
2019	10,800	AADT

▲ 2

4,200

2021 Est. daily traffic counts

Street: –
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2019	4,200	AADT

▲ 3

4,291

2024 Est. daily traffic counts

Street: Chickasaw Boulevard
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type

▲ 4

11,680

2024 Est. daily traffic counts

Street: –
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2021	9,700	AADT
2019	14,000	AADT

▲ 5

9,255

2024 Est. daily traffic counts

Street: –
 Cross: –
 Cross Dir: –
 Dist: –

Historical counts

Year	Count	Type
2021	9,100	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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