

FOR SALE

SHEPHERD'S FOLD

3200 EAST RENO AVENUE, OKLAHOMA CITY, OK
73117



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

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OFFERING SUMMARY

Sale Price:	\$493,000
Price / SF:	\$78.88
Building Size	6,250 SF
Available:	
Lot Size:	0.865 Acres
Power:	3-Phase
Year Built:	1956
Zoning:	A-C Commercial
Market:	Oklahoma City
Submarket:	East Oklahoma County
Total Frontage:	440'
Signage:	Pylon 2x Display
Dual-access site:	Yes
# of RV Pads:	2

PROPERTY OVERVIEW

3200 E Reno Avenue is a freestanding building, formerly functioning full-gospel church, jelled on nearly an acre at a hard corner with top-of-town visibility, ample parking, and a few RV pads. Recognized in the community for over 25 years as the home of Shepherd's Fold Ministries, serving both its congregation and the broader community significantly. Today, the property remains well-suited for locally centered organizations, a strip mall, personal use, business services, general retail trade of the community and those seeking a resourceful investment. 50 parking spaces, kitchen, auditorium, classrooms, and offices already in place. The offering is designed to support its next owner's vision—whether organizational, commercial, or potentially residential-adjacent.

Four separate entry doors, rear accesses, and individual utility meters—allow for an easy transition to function originally as a multi-tenant use. This combination of the facility, land value, and notable customer activity aids long-term security for an owner-user or investor.

The property also provides meaningful upside in a submarket experiencing year-over-year increases in leasing activity and rental growth (CoStar). Whether continued as a single-purpose amenity or reconfigured for multiple tenants, 3200 E Reno Avenue stands as a practical, well-positioned acquisition with lasting usability.

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LOCATION DESCRIPTION

Embedded just east of the downtown core and major interstate connections. The property sits on a highly visible hard-corner lot with 140 feet of frontage along East Reno Avenue, a key east-west corridor connecting I-35, I-40, and the Oklahoma River District. Its elevated site provides unique downtown skyline views while maintaining convenient suburban accessibility. The surrounding area is home to a mix of retail, service, and community-focused uses, creating a supportive environment for churches, nonprofits, retail operators, and professional service users alike.

EXTERIOR DESCRIPTION

- Masonry construction with painted façade and canopy awnings
- Large pylon signage with double-sided display (3'x5' and 4'x8')
- Blacktop-paved yard and drive with rear service access
- 140' frontage on E Reno Ave with strong visibility at hard corner
- 200 SF ancillary outbuilding included
- Positioned "on top of the hill" with downtown skyline views

INTERIOR DESCRIPTION

- Sanctuary/auditorium space
- Large classroom / dining hall area
- Kitchen with hood and prep space
- Multiple office/admin areas with lobby/reception
- Storage and utility rooms
- Mix of tile, concrete, and carpet flooring
- 100% heated with drop ceilings and fluorescent lighting
- Several rear exit doors provide easy subdivision potential or back of house operations

PARKING DESCRIPTION

- 50 striped parking spaces (blacktop)
- Ample on-site parking ratio to support high-traffic uses
- Handicap-accessible spaces in front
- Rear drive provides a dual-access site that adds to circulation flow



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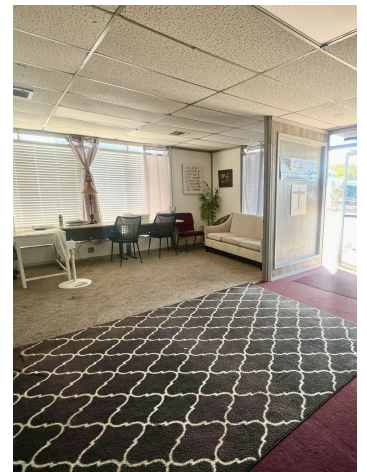
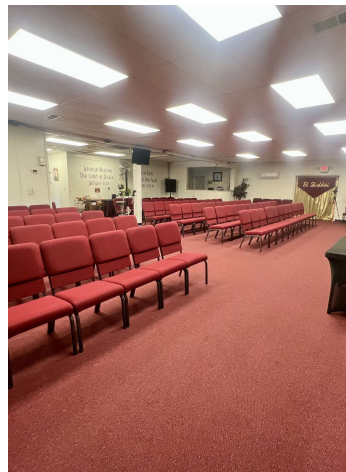
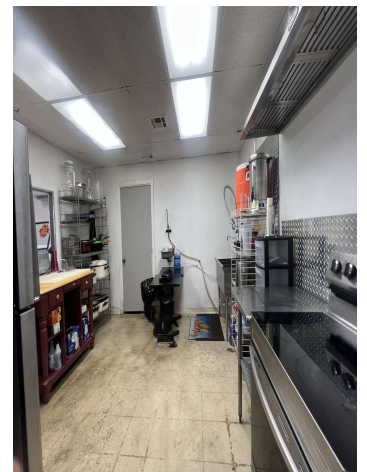
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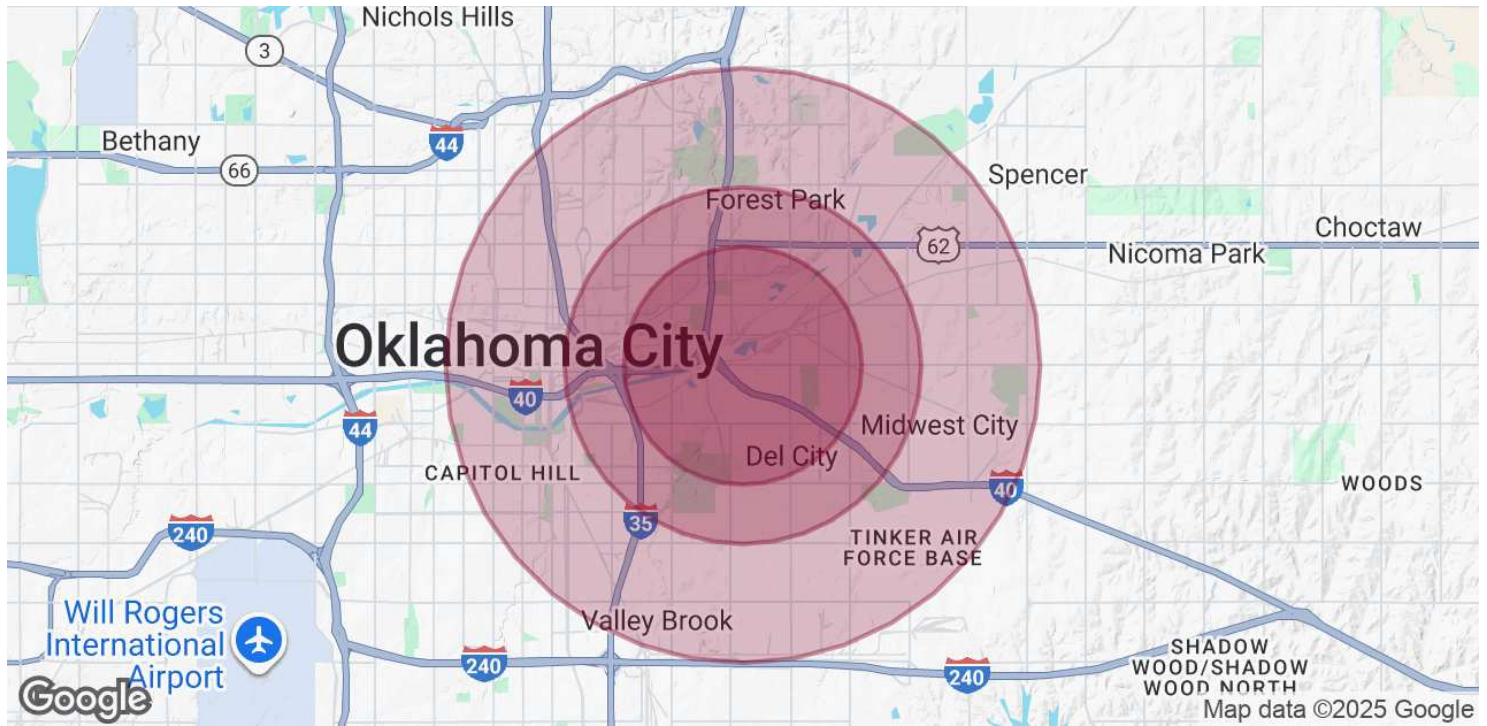
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POPULATION

2 MILES

3 MILES

5 MILES

Total Population	17,550	50,427	156,675
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	41	40	38

HOUSEHOLDS & INCOME

2 MILES

3 MILES

5 MILES

Total Households	7,246	21,171	64,328
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$54,995	\$57,909	\$62,613
Average House Value	\$133,398	\$164,010	\$195,942

Demographics data derived from AlphaMap

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