

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,875,000
Building Size:	12,000 SF
Lot Size:	1.22 Acres
Number of Units:	8
Price / SF:	\$156.25
Year Built:	2025

### PROPERTY OVERVIEW

This newly constructed flex property offers an attractive investment opportunity with long-term rental upside and flexibility to accommodate a wide range of industrial, flex, and retail users. The building features six 14'H x 18'W overhead doors, fully climate-controlled space, pull-through capability, and flexible buildout options ranging from 1,500 SF to 12,000 SF.

Located just north of N. Morgan Rd. and NW Expressway, the property provides quick access to the John Kilpatrick Turnpike and convenient connectivity throughout the Oklahoma City metro. Serving the growing communities of Yukon, Surrey Hills, and Piedmont, the project is well positioned in a high-growth corridor with strong long-term potential.

### PROPERTY HIGHLIGHTS

- Pull-through capability within the warehouse area
- Entire Space is fully HVAC equipped for heating and cooling
- Each suite contains electric and pre-plumbed with water and drain lines to accommodate restrooms, kitchenettes, and other utility needs.
- Upgraded overhead doors measuring 14' high by 18' wide, equipped with automatic openers
- 3-phase electrical service
- Concreted Parking & large windows on the exterior
- Offered below appraisal, creating built-in upside

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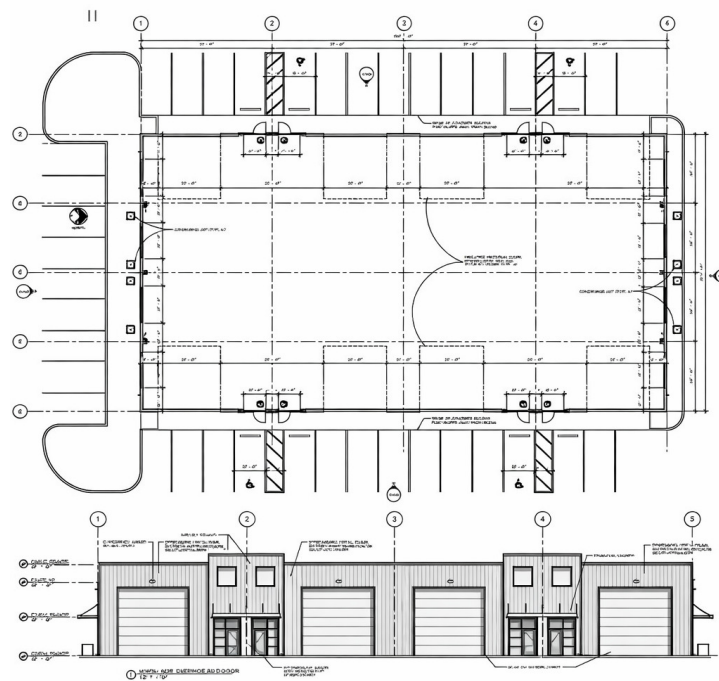
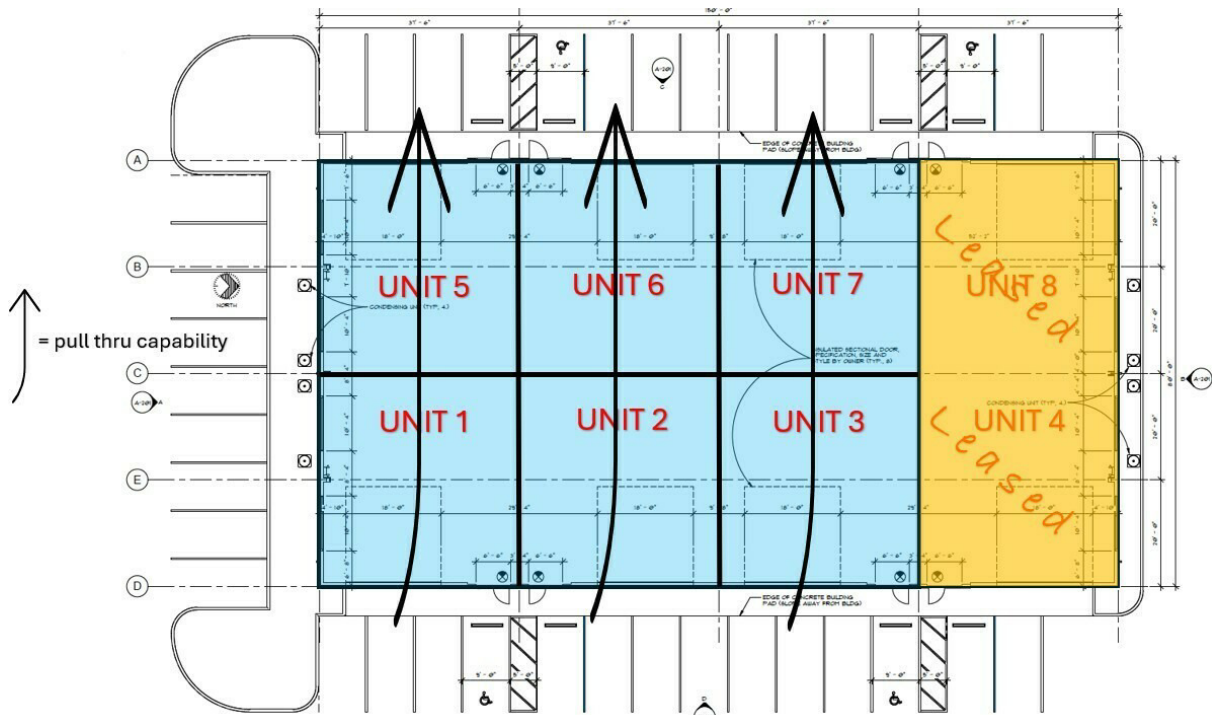
## ADDITIONAL PHOTOS



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## SITE PLANS

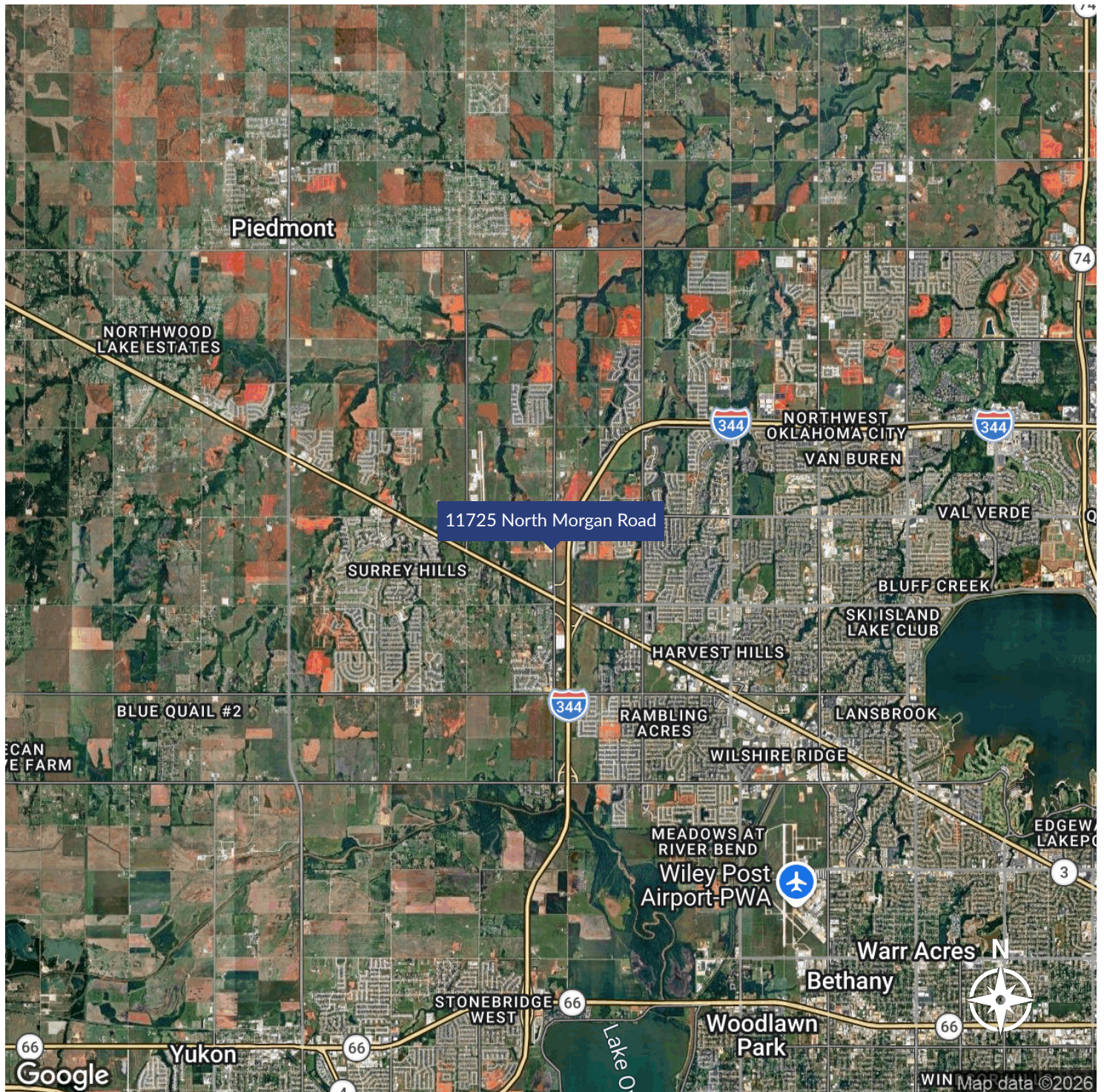


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## LOCATION MAP

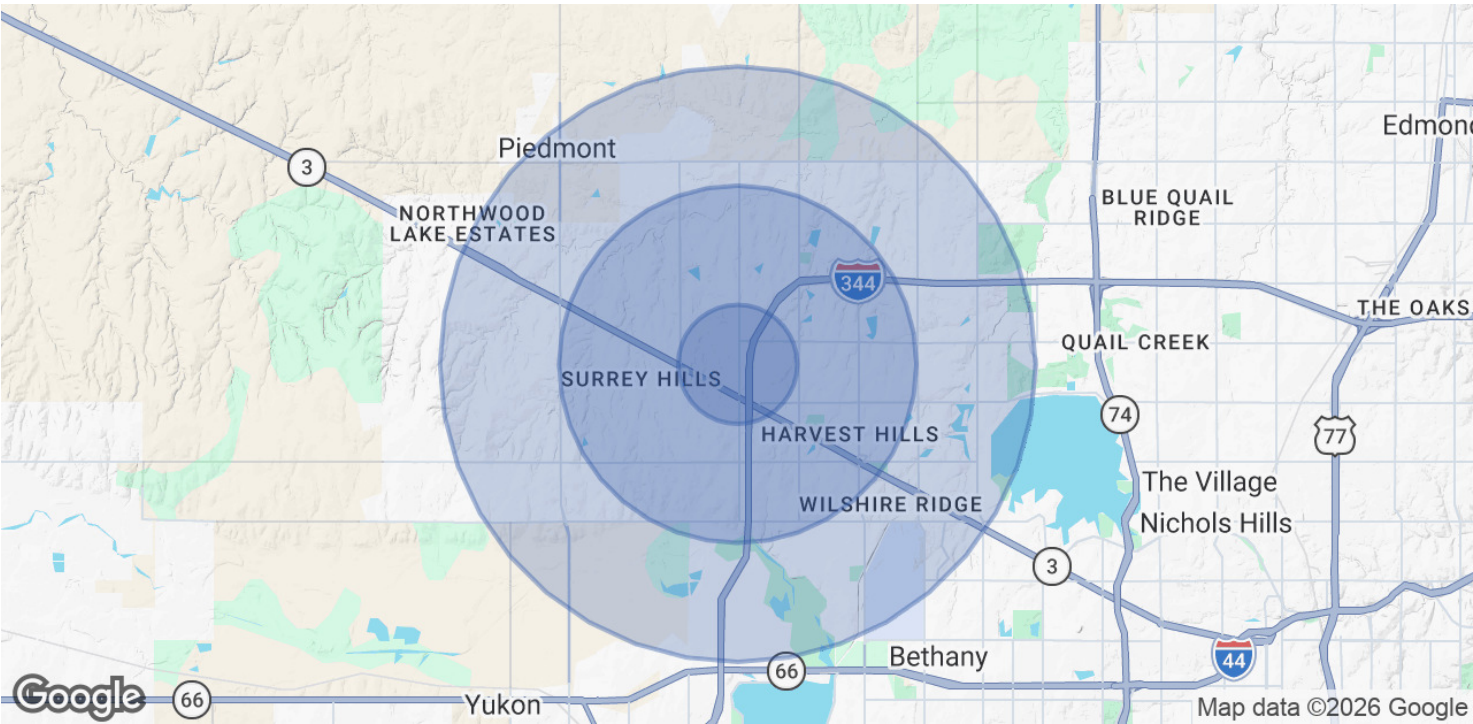


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	574	49,426	101,994
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	192	18,638	40,555
# of Persons per HH	3	2.7	2.5
Average HH Income	\$98,559	\$108,682	\$107,047
Average House Value	\$400,549	\$303,256	\$303,443

Demographics data derived from AlphaMap

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