

Land For Sale

SW 74th and S Rockwell Oklahoma City, OK 73173



NHB INDUSTRIAL PARK

Oklahoma City, Oklahoma

DANNY RIVERA
Industrial Specialist
405.408.5449
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ANDREW HOLDER
Industrial Specialist
580.430.5124
aholder@priceedwards.com
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OFFERING SUMMARY

Sale Price:	\$250,000 Per Acre
Lot Size:	2-4 Acres
Number of Units:	1
Year Built:	2023
Zoning:	I-2

PROPERTY OVERVIEW

1-4 Acre Tracts For Sale
All sites delivered in "shovel ready" condition
\$250,000 Per Acre
I-2 Zoning

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OWNER / DEVELOPER
NHB INVESTMENTS LLC
Korey Peters
8225 SW 23rd
Oklahoma City, Oklahoma 73128
405-530-2226

LEGAL DESCRIPTION

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:
Commencing at the Southeast corner of the SE/4 of said Section 29;
Thence S89°58'52"W along the South line as the said SE/4 BARS OF BEARING, a distance of 1052.00 feet to the POINT OF BEGINNING;
Thence continuing S89°58'52"W along the South line of said SE/4 a distance of 880.39 feet;
Thence N00°12'30"W a distance of 864.85 feet;
Thence N00°12'30"W a distance of 60.11 feet;
Thence S09°12'43"W a distance of 642.03 feet to a point on the West line of said SE/4;
Thence N00°12'43"W along the West line of said SE/4 a distance of 338.27 feet to the Southwest corner of ROCKWELL HEIGHTS INDUSTRIAL PARK, Addition;
Thence N09°52'43"E along the South line of said Addition a distance of 1574.84 feet;
Thence S09°12'57"E a distance of 1332.03 feet to a point on the South line of said SE/4 and to the POINT OF BEGINNING.
This description contains 1,393,040 Square Feet or 31.98 Acres, more or less.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That NHB INVESTMENTS LLC and the (NEW OWNER OF LOT 2) an Oklahoma limited liability company, hereby certifies that it is the owner of and the only person, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of NHB INDUSTRIAL PARK, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma. That it has caused the same to be surveyed and plotted into lots, blocks, streets and easements as shown on said annexed plat.

The undersigned do hereby further certify that they are the owners of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, except as set forth in the bonded Abstractor's Certificate. All streets and rights of way are to remain private in nature and said roads, all common areas, and private drainage easements including channels and detention ponds, are the responsibility of the Property Owners Association and/or property owners within this plat to maintain.

Covenants, Conditions and Restrictions for the annexed plat may subsequently be filed under a separate instrument.

In witness whereof the undersigned have caused this instrument to be executed on this _____ day of _____, 2024.

NHB INVESTMENTS LLC, an Oklahoma limited liability company,

By: Korey Peters - Owner/Manager

STATE OF OKLAHOMA)
COUNTY OF)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2024, personally appeared, Korey Peters, to me known to be the identical person who subscribed, as Owner/Manager of Premier Waste, LLC, an Oklahoma limited liability company, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed.

My Commission Expires: _____

Notary Public

(OWNER OF LOT 2)

By: Justin Mullins - Owner/Manager

STATE OF OKLAHOMA)
COUNTY OF)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2024, personally appeared, Justin Mullins (Premier Waste, LLC), to me known to be the identical person who subscribed, as Owner/Manager of (OWNER OF LOT 2), an Oklahoma limited liability company, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed.

My Commission Expires: _____

Notary Public

CERTIFICATE OF OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

I certify that I have approved the application and plan for a plat of residential development which is on file at the Central Office of the Oklahoma Department of Environmental Quality, and hereby approve this plat for the use of private septic systems, as well as for private water systems.

Note: once plat approval has been obtained from the Department of Environmental Quality, no major soil modification may occur in an area designated for septic system demand.

DATE: _____

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

NOTES:

1. MAINTENANCE OF COMMON AREAS, PRIVATE DRAINAGE EASEMENTS AND ISLANDS/MEDIAN IN THE PRIVATE ROADWAY RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNERS WITHIN THIS PLAT.

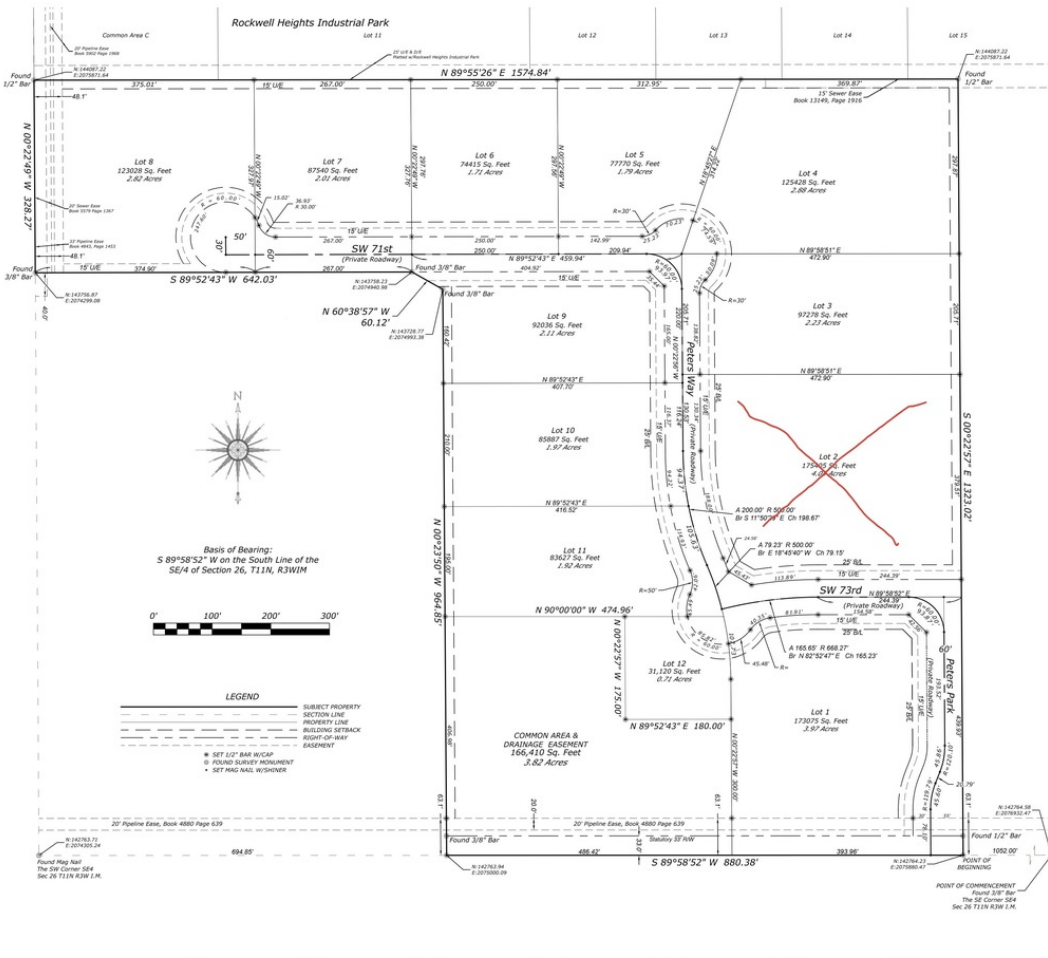
2. ALL UTILITY EASEMENTS ARE FOR ACCESS OF PUBLIC UTILITY COMPANIES THAT MAY PROVIDE SERVICES TO ALL PLATTED LOTS.

3. LOT LINES EXTEND TO THE CENTERLINE OF THE PRIVATE ROADWAY UNLESS OTHERWISE NOTED.

4. MONUMENTS HAVE BEEN SET AT ALL PROPERTY CORNERS. 1/2" IRON RODS WITH PLASTIC CAPS HAVE BEEN PLACED AT ALL RIGHT OF WAY CORNERS AND THE BACK OF EACH LOT. NAIL NAILS HAVE BEEN SET AT ALL PROPERTY CORNERS, AT POINT, P, POINTS OF CURVES, AND AT POINTS OF CURVES.

FINAL PLAT OF NHB INDUSTRIAL PARK

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER
SECTION TWENTY-NINE, TOWNSHIP ELEVEN NORTH,
RANGE FOUR WEST OF THE INDIAN MERIDIAN,
CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



SCISSORTAIL
LAND SURVEY, LLC
3528 West Fox Lane
Newcastle, OK 73065
Office (505) 387-3100
C.A. 7471

LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, James L. Buckley, do hereby certify that I am a Licensed Professional Land Surveyor, and the annexed plat of NHB INDUSTRIAL PARK, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on this _____ day of _____, 2024.

This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors; and said Final Plat complies with the requirements of Title 11 (Eleven) Section 41-108 of the Oklahoma State Statutes.

By: James L. Buckley
Professional Land Surveyor #1582

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2024, personally appeared James L. Buckley to me known to be the identical person who executed as Licensed Professional Land Surveyor of the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County, Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of NHB INDUSTRIAL PARK, an addition to the City of Oklahoma City, Oklahoma, is vested in NHB INVESTMENTS LLC, an Oklahoma limited liability company, and on this _____ day of _____, 2024, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, that the taxes are paid for the year of 2024 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed on this _____ day of _____, 2024.

Title Company

By: _____

STATE OF OKLAHOMA)
COUNTY OF)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2024, personally appeared _____ to me known to be the identical person who executed as _____ of the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unrecorded instruments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of NHB INDUSTRIAL PARK, an addition to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this _____ day of _____, 2024.

By: _____
City Clerk

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Oklahoma County, Oklahoma, that the tax records of said county show that all taxes for the year 2023 and prior years are paid on the annexed plat of NHB INDUSTRIAL PARK, an addition to the City of Oklahoma City, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed on this _____ day of _____, 2024.

By: _____
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, _____, Planning Director of the City of Oklahoma City, Oklahoma, hereby certify that the City of Oklahoma City Planning Department duly approved the final plat NHB INDUSTRIAL PARK at a Planning Commission Meeting on the _____ day of _____, 2024.

Date: _____ By: _____
Planning Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY THE Council of the City of Oklahoma City that the annexed plat of NHB INDUSTRIAL PARK, an addition to the City of Oklahoma City, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Oklahoma City, this _____ day of _____, 2024.

ADOPTED by the Mayor of the City of Oklahoma City, this _____ day of _____, 2024.

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