

# Enid Rock Island Depot

101 & 109 E Owen K Garriott Rd, Enid OK 73701



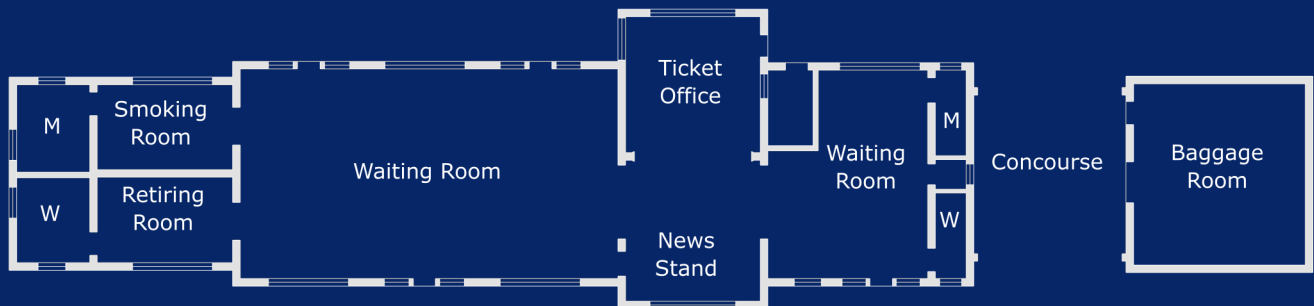
# \$399,000

## Building Information

- Building Area: 3,920 square feet
- Contractor: D.C. Bass & Sons Construction Co.
- Year Built: 1910
- Property Size: 1.19 acres
- Zoning: I-2 Industrial (Light) District
- Load bearing brick exterior walls.
- New roof (2023) on wood trusses.
- Brick and plaster interior walls.
- Terrazzo floors.
- Utility tunnel around entire perimeter.



Large Waiting Room with barrel vault ceiling



Existing plan with historic room names.



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Historic rendering

## 40% of renovation cost paid

Up to 40% of renovation cost can be paid for with historic preservation tax credits.

## National Register

The building is listed on the National Register of Historic Places with no restriction on what can be done with the property.

## Features

- Beautiful historic building with an open floor plan that can be renovated into many uses.
- Ideal for restaurants, retail, entertainment and much more.
- Large window openings create a bright interior.
- Utility tunnels provide many options for new plumbing.
- Ample space for a parking and landscaping.
- Direct access to US Highway 412.
- Traffic light at intersection greatly assists with entering and exiting vehicles.
- The original plans, as-built plan and 3D model are available.



Renovation concept rendering



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US Highway 412 / Owen K Garriott Rd.

Grand Ave.

Property

Depot Location

Railroad

## Great Location:

As the gateway to Enid's Downtown the Rock Island Depot is in the middle of it all. Downtown Enid features a historic square surrounded by art galleries, destination dining spots, and great shopping! The Depot is near entertainment options like David Allen Memorial Ballpark and Stride Bank Center. Close to local favorites Café Garcia and Napoli's Italian Restaurant. And part of the rich cultural experience of Downtown Enid which includes the Enid Symphony Hall, Gaslight Theatre and the Cherokee Strip Regional Heritage Center.

## Highly Visible:

Located on U.S. Highway 412 / Owen K. Garriott Rd. and at the intersection of Grand Avenue, the gateway to downtown Enid, this property provides a unique opportunity to a business needing a highly visible location.

## Traffic Count:

23,500 Daily Traffic Count  
Highest Traffic Counts in Enid.

## Demographics:

Population

1-Mile Radius: 8,214

3-Mile Radius: 39,706

5-Mile Radius: 48,095

Mean Household Income

1-Mile Radius: \$60,672

3-Mile Radius: \$59,598

5-Mile Radius: \$63,792

Mean Family Income

1-Mile Radius: \$70,304

3-Mile Radius: \$69,558

5-Mile Radius: \$65,447



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