

Land For Sale Elm Crossing Development

12102 S. Elm St,
Jenks, OK 74037



Property Overview

Elm Cross Development

- Zoned Commercial Shopping per INCOG
- Utilities; shovel-ready
- 12102 S. Elm, Lot 3, Block 2: 1.54 acres: \$1,170,500
- 12108 S. Elm, Lot 2, Block 2: 1.38 acres: \$840,000
- 12120 S. Elm, Lot 1, Block 2: 1.38 acres \$780,000
- 12130 S. Elm: SOLD to Dollar General - open & operating



Plat

Julie Buxton, CCIM

Senior Associate

jbxuton@mcgrawcp.com

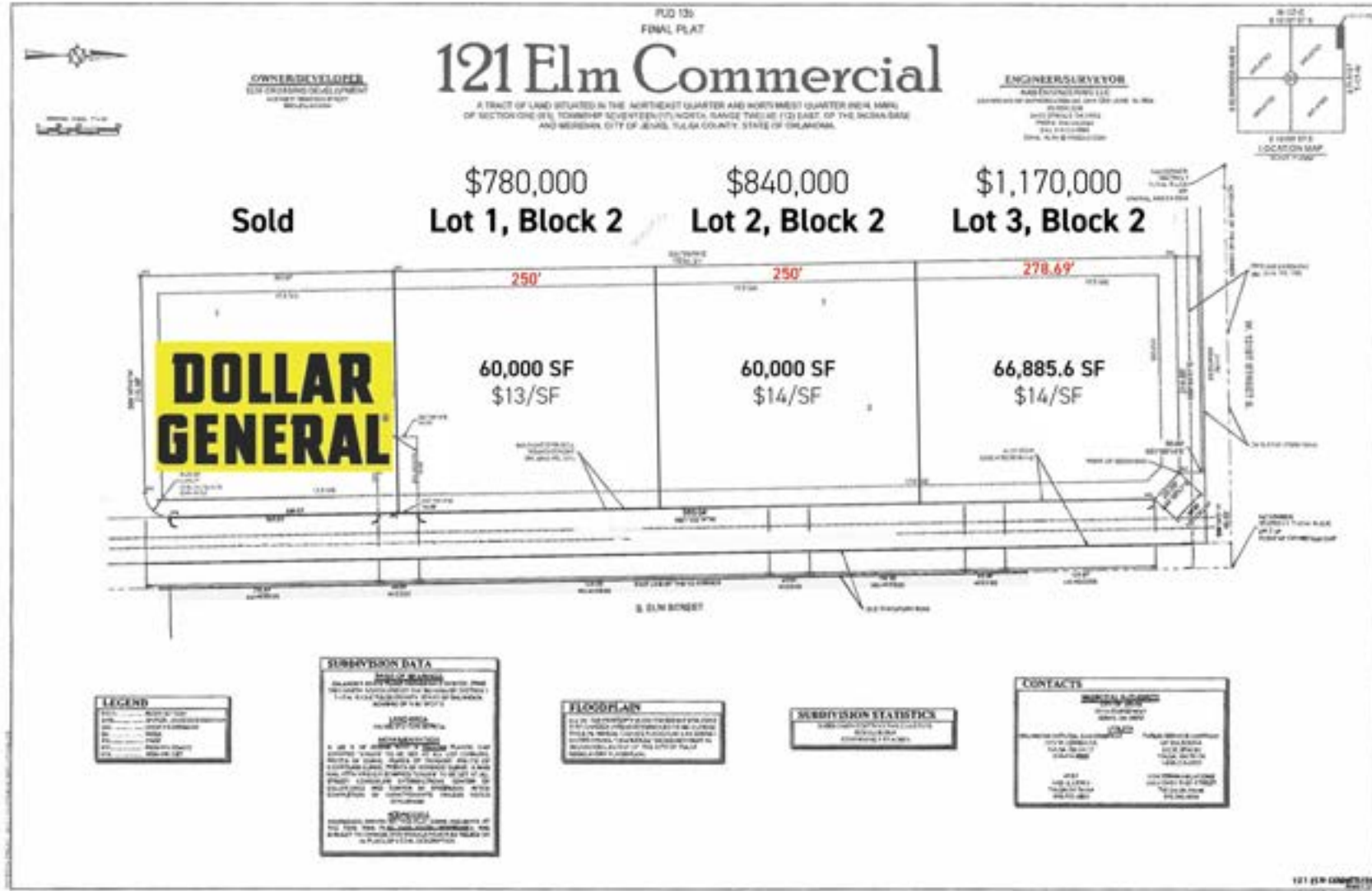
214.500.4713

Curt Roberts

Broker Associate

croberts@mcgrawok.com

918.231.0691



Location Overview

Julie Buxton, CCIM

Senior Associate

jbuxton@mcgrawcp.com

214.500.4713

Curt Roberts

Broker Associate

croberts@mcgrawok.com

918.231.0691



Demographics

Julie Buxton, CCIM

Senior Associate

jbxuton@mcgrawcp.com

214.500.4713

Curt Roberts

Broker Associate

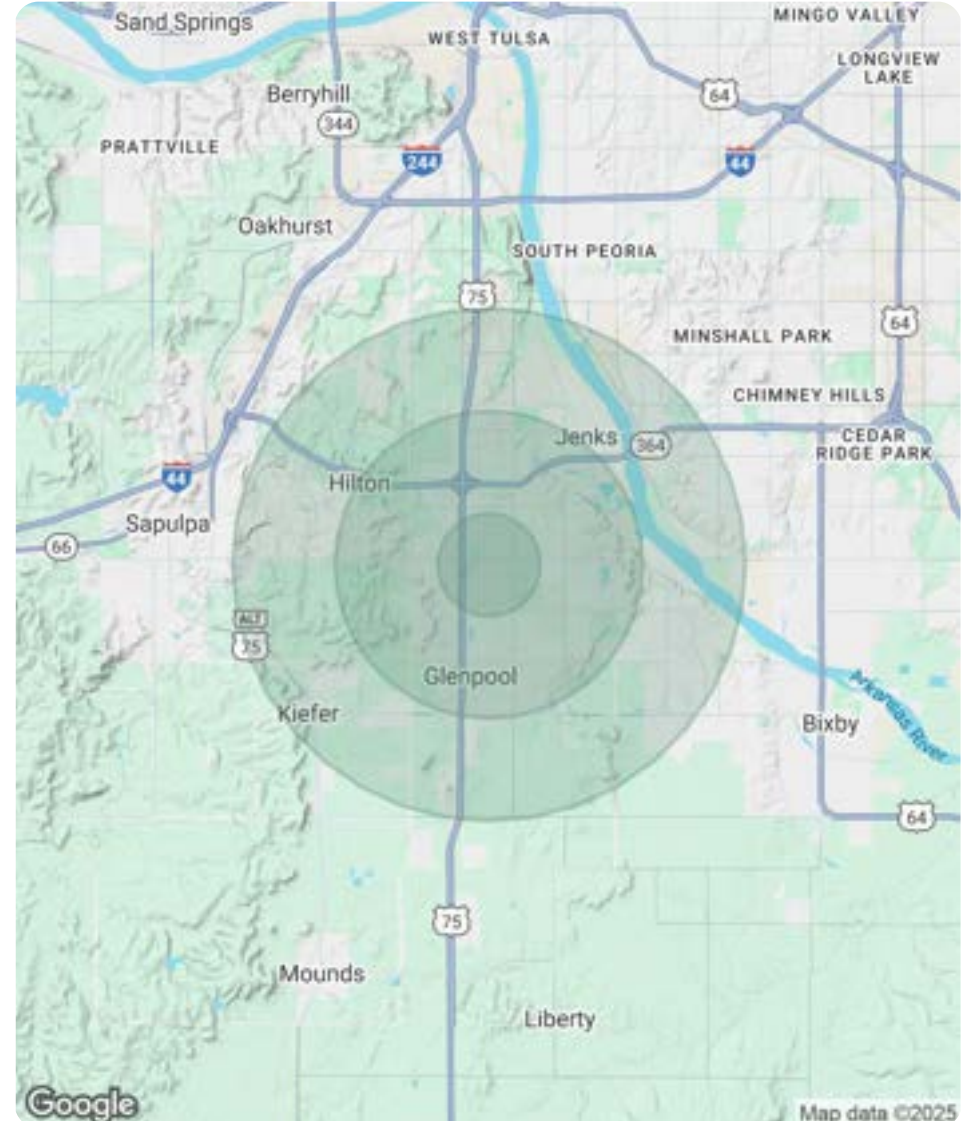
croberts@mcgrawok.com

918.231.0691

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,295	35,768	82,842
Average Age	34	36	38
Average Age (Male)	33	35	36
Average Age (Female)	35	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,322	12,020	30,922
# of Persons per HH	3.2	3	2.7
Average HH Income	\$122,969	\$115,048	\$113,171
Average House Value	\$332,495	\$320,957	\$331,427

Demographics data derived from AlphaMap



Julie Buxton, CCIM

Senior Associate

jbuxton@mcgrawcp.com

214.500.4713

Curt Roberts

Broker Associate

croberts@mcgrawok.com

918.231.0691

All materials and information received or derived from MCP - McGraw Commercial Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither MCP - McGraw Commercial Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. MCP - McGraw Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MCP - McGraw Commercial Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MCP - McGraw Commercial Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MCP - McGraw Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.