

# Multifamily Land - SE 45th

105 SE 45th St, Oklahoma City, OK 73129



## PROPERTY OVERVIEW

Approximately 49,000SF of land just off the corner of SE 45th and Shields. The site previously had an apartment complex on it before it burnt down. Great area for a duplex community or another small apartment project.

## LOCATION OVERVIEW

Located just west of Shields one block south of SE 44th.

FOR MORE INFORMATION, PLEASE CONTACT:

**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | [canderson@grantgroupok.com](mailto:canderson@grantgroupok.com)

## PROPERTY SUMMARY

**Sale Price:** \$245,000

**Lot Size:** 1.12 Acres

**APN #:** R094697200

**Zoning:** SPUD-1366

**Market:** Oklahoma City

**Cross Streets:** SE 44th and Shields

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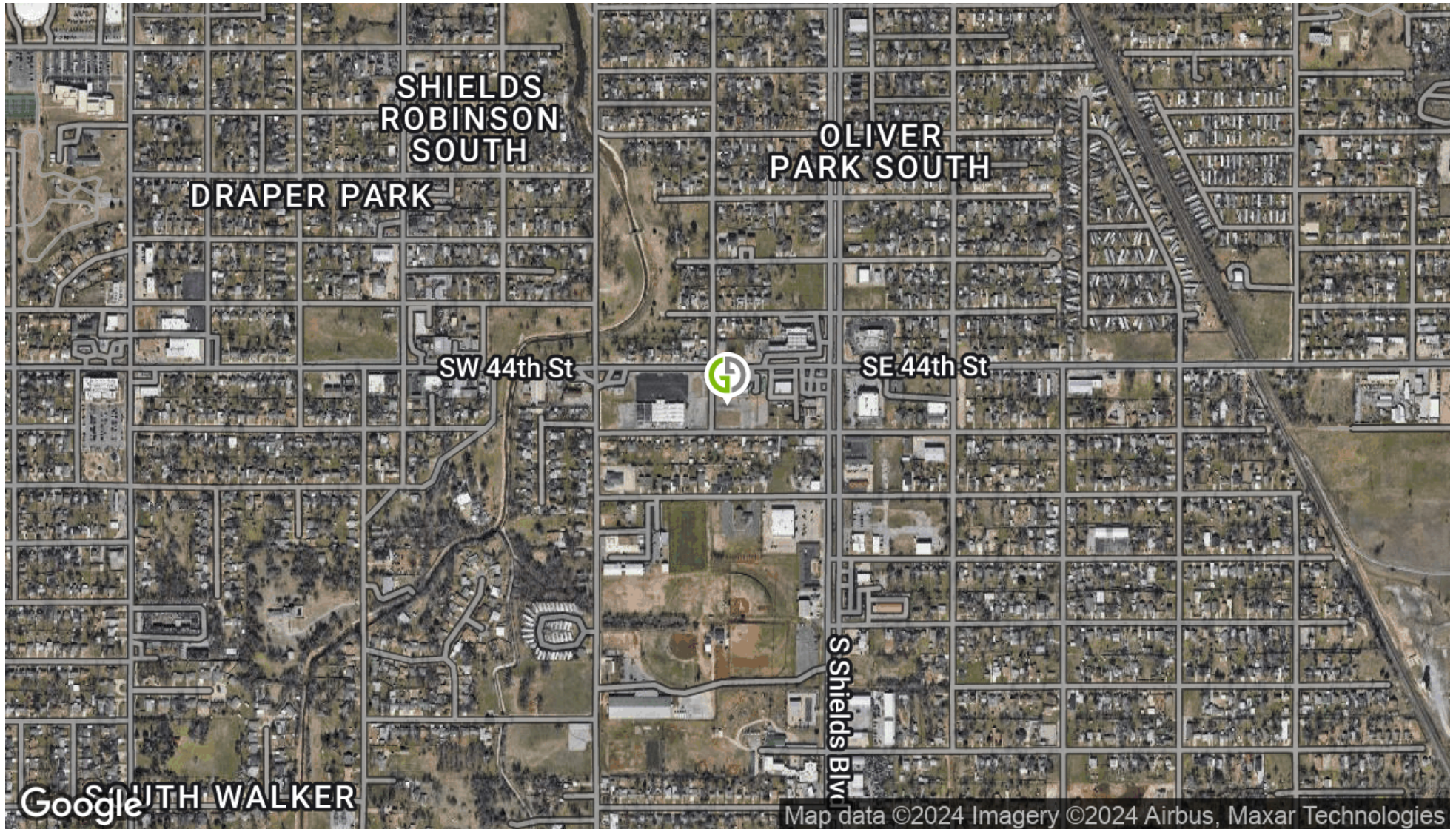
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## POPULATION

Total Population  
Average Age  
Average Age (Male)  
Average Age (Female)

## 1 MILE

13,081  
35  
34  
35

## 3 MILES

84,780  
35  
34  
35

## 5 MILES

217,164  
36  
35  
37

## HOUSEHOLDS & INCOME

Total Households  
# of Persons per HH  
Average HH Income  
Average House Value

## 1 MILE

4,463  
2.9  
\$51,807  
\$126,244

## 3 MILES

29,772  
2.8  
\$53,446  
\$143,009

## 5 MILES

81,972  
2.6  
\$62,731  
\$172,803

Demographics data derived from AlphaMap

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**CHRIS ANDERSON, CCIM**

Principal

canderson@grantgroupok.com

Direct: **405.285.2100 x103** | Cell: **405.408.9098**

## PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on car washes, self storage, multifamily and net leased buildings.

Prior to forming Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold.

Chris currently serves on the Board of Directors for the Edmond Chamber of Commerce as well as the Edmond Park and Recreation Board.

He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

**Grant Group**  
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405.285.2100

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