



Property Description

UNIQUE SETTING AND ARCHITECTURE

SITE IMPROVEMENTS IN PLACE

UTILITIES TO PAD SITE

CONCRETE PAVING

PARKING RATIO: 4.0+ TO 1,000 SF

EXTERIOR MAINTENANCE PART OF ASSOCIATION

Property Highlights

- PERMITTED BUILDING SIZES RANGE FROM 6,600 - 11,700 SF
- INDIVIDUAL, PROFESSIONAL OFFICE SITES READY FOR CONSTRUCTION
- WATER FEATURE FRONTAGE

Offering Summary

Sale Price: \$260,000-\$350,000

Bld. Size: 6,600 - 11,700 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,104	60,619	184,549
Total Population	2,651	148,427	444,911
Average HH Income	\$80,928	\$72,192	\$72,805

RICK PRITCHETT, CCIM

405.605.0825

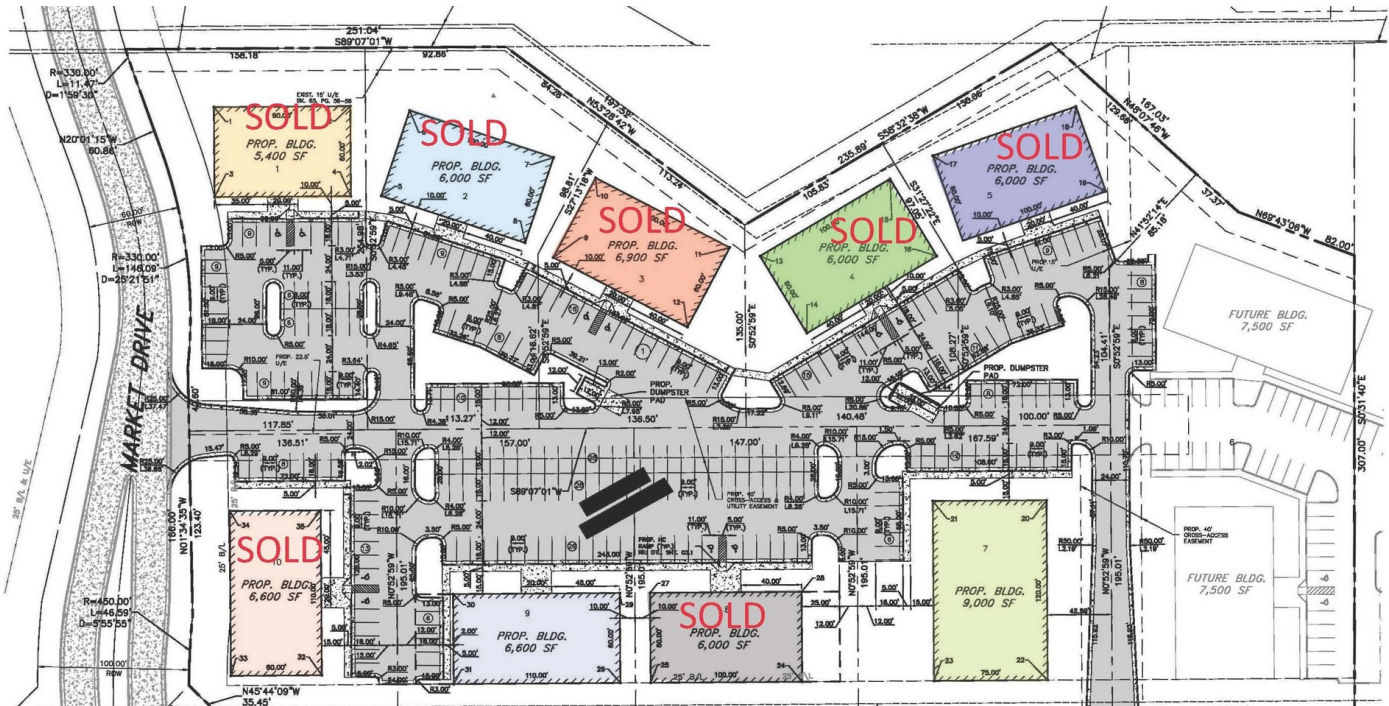
rick@precorruffin.com



For Sale

BROADWAY EXT & KILPATRICK TPK

OFFICES AT MARKET CENTER



LOT	PRICE	PROFORMA SF		MAX BUILDING SIZE
Lot 1	\$230,000	5,400	SOLD	7,020
Lot 2	\$260,000	6,000	SOLD	7,800
Lot 3	\$300,000	6,900	SOLD	8,970
Lot 4	\$260,000	6,000	SOLD	7,800
Lot 5	\$260,000	6,000	SOLD	7,800
Lot 7	\$350,000	9,000		11,700
Lot 8	\$230,000	6,000	SOLD	7,800
Lot 9	\$260,000	6,600		8,580
Lot 10	\$260,000	6,600	SOLD	8,580

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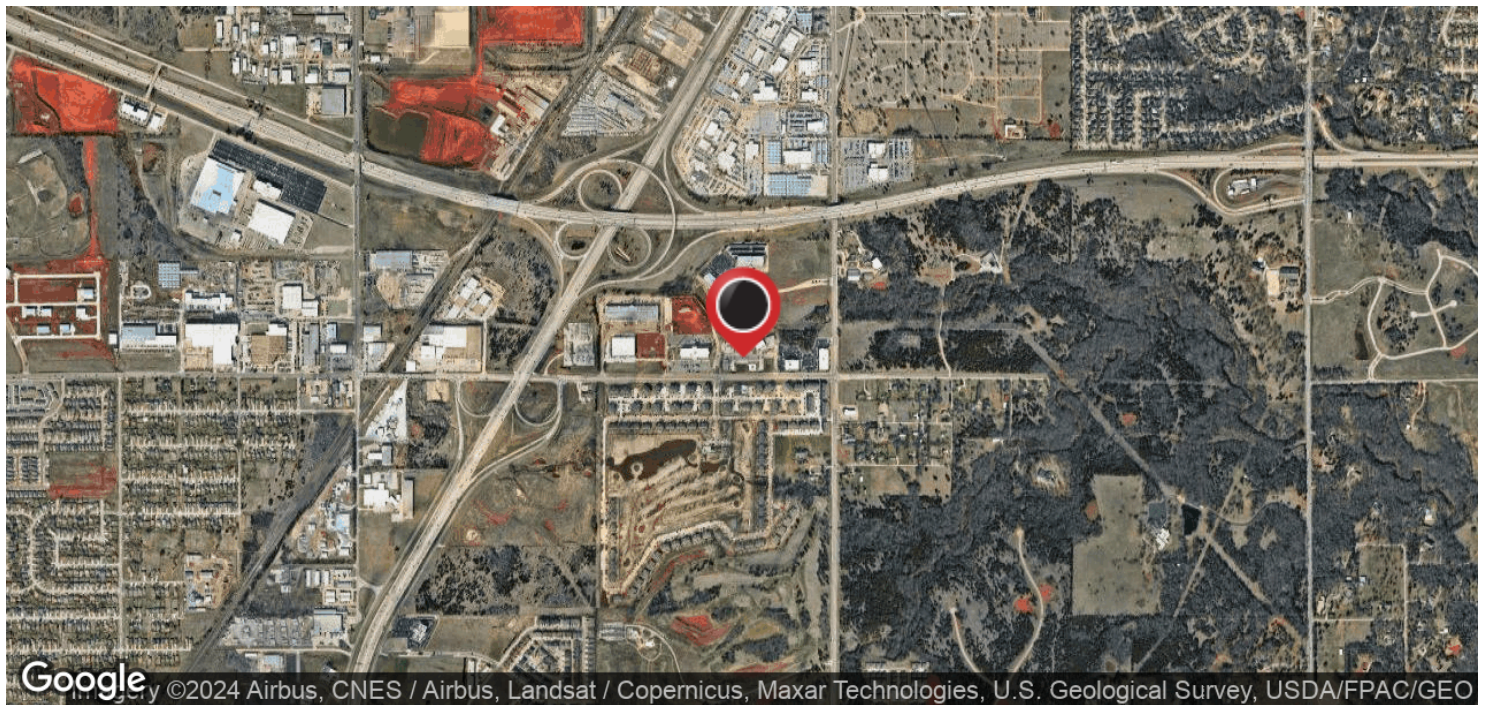
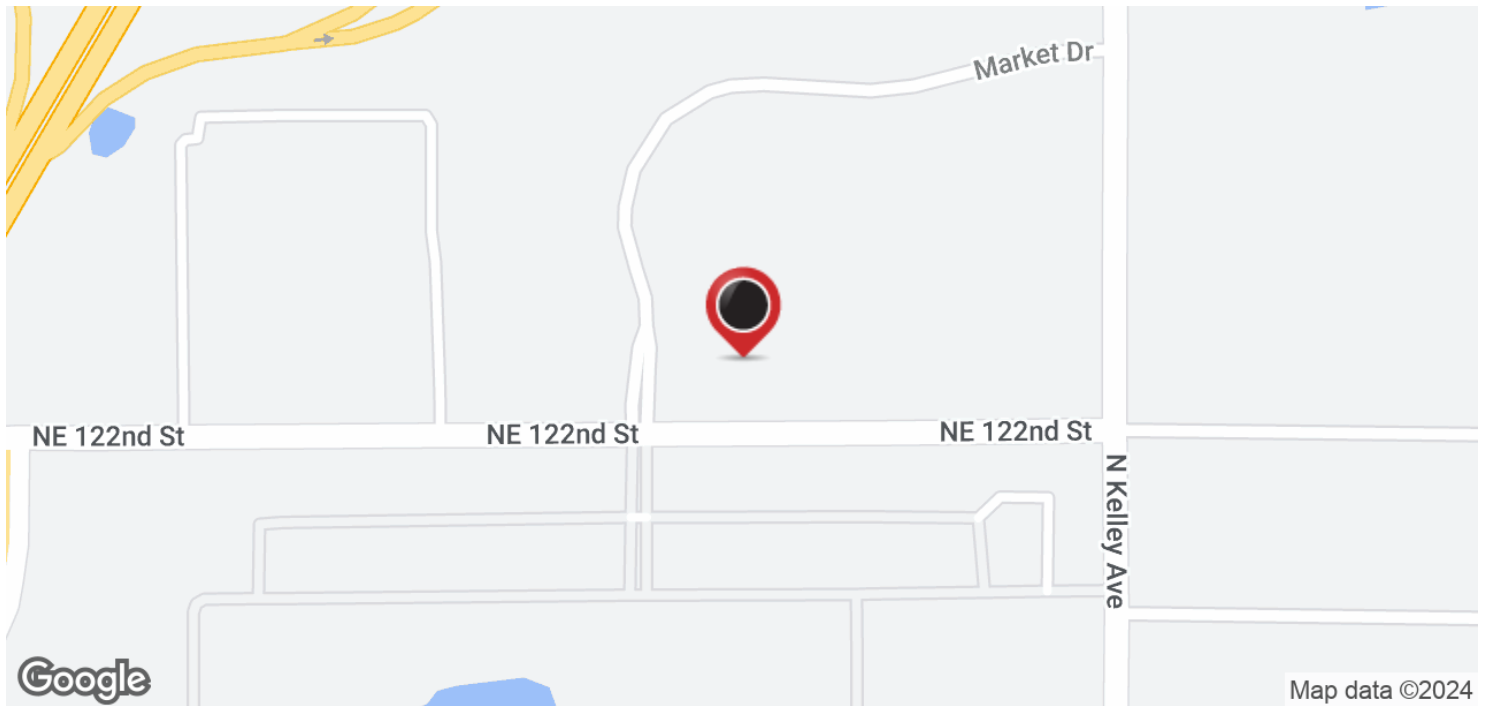
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