

HUNDRED OAKS INDUSTRIAL PARK

611-633 Hundred Oaks Drive, Edmond, OK 73013



PROPERTY SUMMARY

Sale Price:	\$7,200,000
Cap Rate:	7.41%
NOI:	\$533,876
Lot Size:	2.4 Acres
Building Size:	45,720 SF
Grade Level Doors:	12
Year Built:	2022
Market:	Oklahoma City
Sub Market:	Edmond
Cross Streets:	15th & Kelly



PROPERTY OVERVIEW

TWO IDENTICAL BUILDINGS CONSISTING OF 6 SUITES EACH. EACH SUITE IS IDENTICAL AND CONSISTS OF 810SF OF OFFICE AND 3,000SF OF WAREHOUSE. VERY NICE SUITES, NO COMMON AREA AND EACH SUITE HAS 1 GRADE LEVEL DOOR.

LOCATION OVERVIEW

Great location on Kelly about 1.5 miles from I-235 and the Kilpatrick Turnpike.

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

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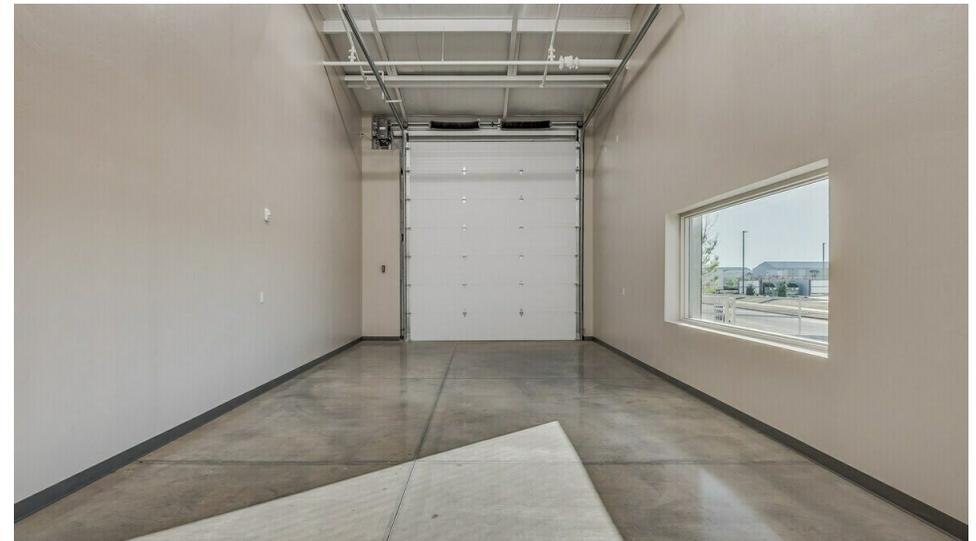
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INCOME SUMMARY

2026

RENTAL INCOME

\$533,876

CAM

\$126,730

GROSS INCOME

\$660,606

EXPENSES SUMMARY

2026

JANITORIAL

\$250

LANDSCAPING

\$7,020

INSURANCE

\$47,000

REPAIRS & MAINTENANCE

\$9,945

PROPERTY TAX

\$52,684

UTILITIES

\$9,831

OPERATING EXPENSES

\$126,730

NET OPERATING INCOME

\$533,876

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INVESTMENT OVERVIEW

	2026
Price	\$7,200,000
Price per SF	\$157
GRM	10.9
CAP Rate	7.41%
Cash-on-Cash Return (yr 1)	6.15%
Total Return (yr 1)	\$191,065
Debt Coverage Ratio	1.2

OPERATING DATA

	2026
Gross Income	\$660,606
Operating Expenses	\$126,730
Net Operating Income	\$533,876
Pre-Tax Cash Flow	\$88,535

FINANCING DATA

	2026
Down Payment	\$1,440,000
Loan Amount	\$5,760,000
Debt Service	\$445,341
Debt Service Monthly	\$37,111
Principal Reduction (yr 1)	\$102,530

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START
-	MICHAEL ROSS	3,810 SF	8.33%	\$10.00	\$38,100	8/1/2024
-	SLEEP REMEDIES	3,810 SF	8.33%	\$12.00	\$45,720	1/1/2024
-	PRIME CONTROLS	3,810 SF	8.33%	\$12.00	\$45,720	6/1/2022
-	DENT MANN	3,810 SF	8.33%	\$12.00	\$45,720	10/7/2024
-	ATP	3,810 SF	8.33%	\$11.75	\$44,768	10/1/2024
-	QUALGEN	3,810 SF	8.33%	\$12.37	\$47,130	4/1/2022
-	ARCH	3,810 SF	8.33%	\$11.00	\$41,910	10/15/2023
-	ARCH	3,810 SF	8.33%	\$12.00	\$45,720	1/1/2024
-	UPSTAGE THEATER	3,810 SF	8.33%	\$11.00	\$41,910	11/1/2023
-	UPSTAGE	3,810 SF	8.33%	\$11.00	\$41,910	11/1/2023
-	OKC STAKEBOARD	3,810 SF	8.33%	\$12.00	\$45,720	3/1/2024
-	PACK SUPPLY	3,810 SF	8.33%	\$12.00	\$45,720	8/13/2025
TOTALS		45,720 SF	99.96%	\$139.12	\$530,048	

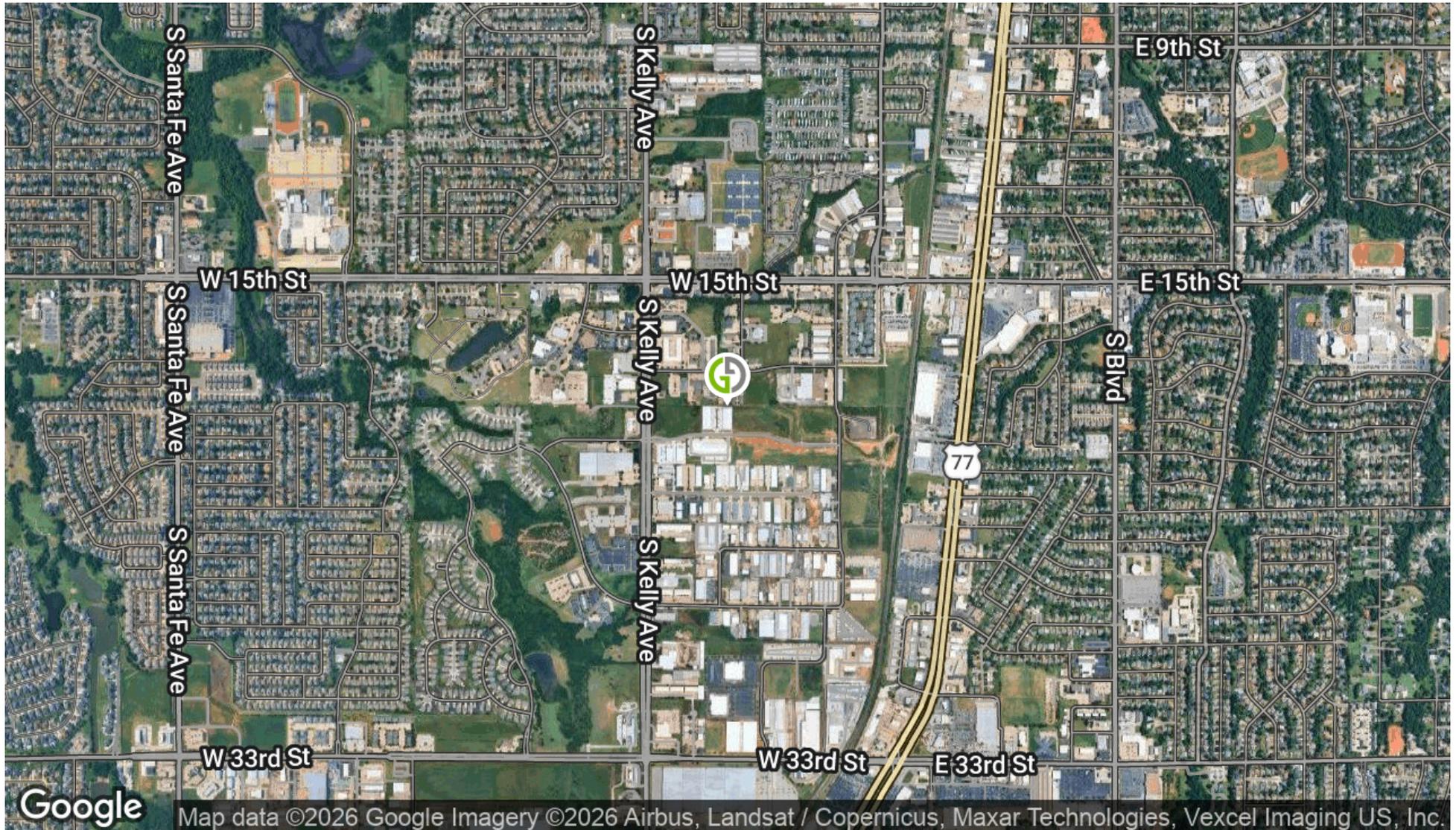
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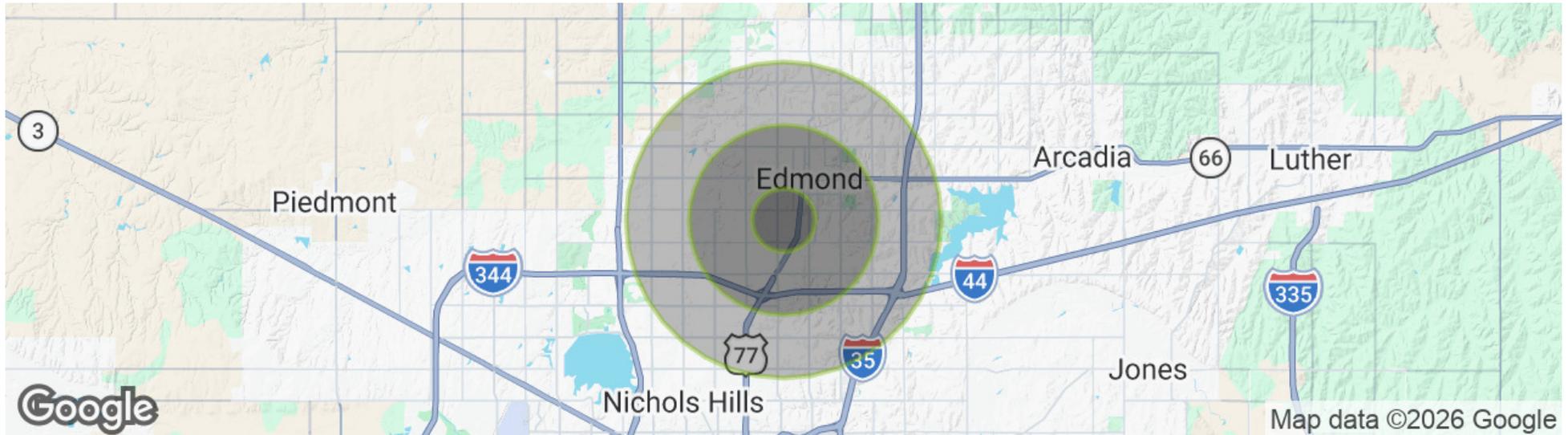
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POPULATION

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

1 MILE

9,358
38
35
40

3 MILES

81,249
38
36
39

5 MILES

182,868
38
36
39

HOUSEHOLDS & INCOME

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

1 MILE

3,966
2.4
\$85,842
\$223,292

3 MILES

32,137
2.5
\$110,073
\$294,564

5 MILES

72,589
2.5
\$117,605
\$332,704

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
123 S. Broadway, Suite 100
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