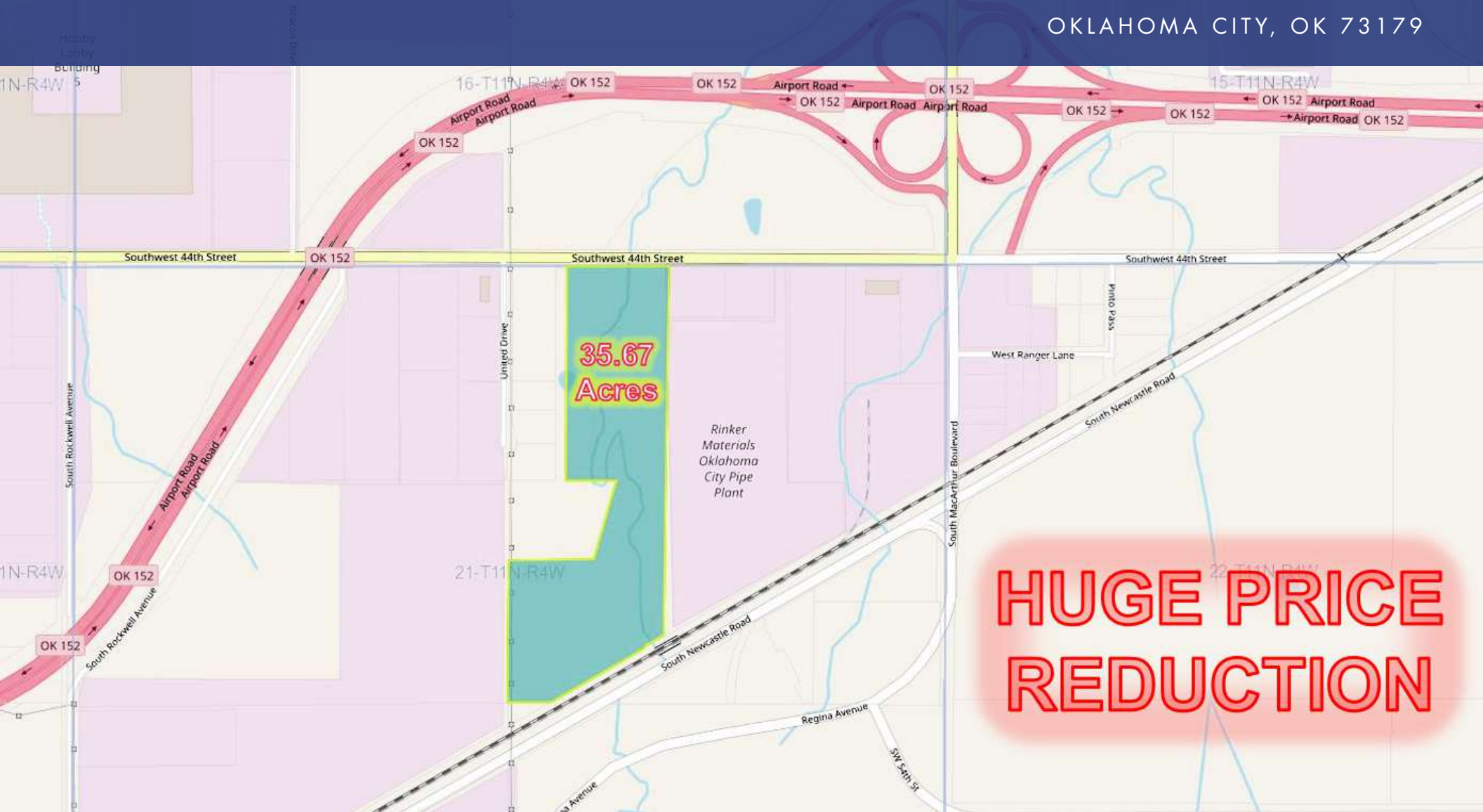


A LAND INVESTMENT OPPORTUNITY

6300 SW 44TH ST

OKLAHOMA CITY, OK 73179



**HUGE PRICE
REDUCTION**



JUDY J. HATFIELD, CCIM

EQUITY COMMERCIAL REALTY ADVISORS, LLC

(405) 640- 6167 office

(405) 640- 6167 cell

jjhatfield@equityrealty.net



OFFERING SUMMARY

Total Available:	35.67 Acres
Sale Price:	\$1,000,000
Taxes (2024):	\$71.53
Zoning:	I-2 & I-3

20 Acres MOL: I-2 (Mod. Industrial)

15 Acres MOL: I-3 (Heavy Industrial)

Traffic Counts (VPD):
SW 44th St: 9,963
I-240: 50,100

PROPERTY HIGHLIGHTS

- Located on SW 44th Street, West of S MacArthur Blvd - Frontage on SW 44th Street
- Excellent Visibility | Easy Access to I-240 and I-44
- Close Proximity to a Highly Populated Industrial Corridor, Hobby Lobby Headquarters & Distribution Center, and less than 3 Miles from Will Rogers World Airport
- All Public Utilities are Available to the Site

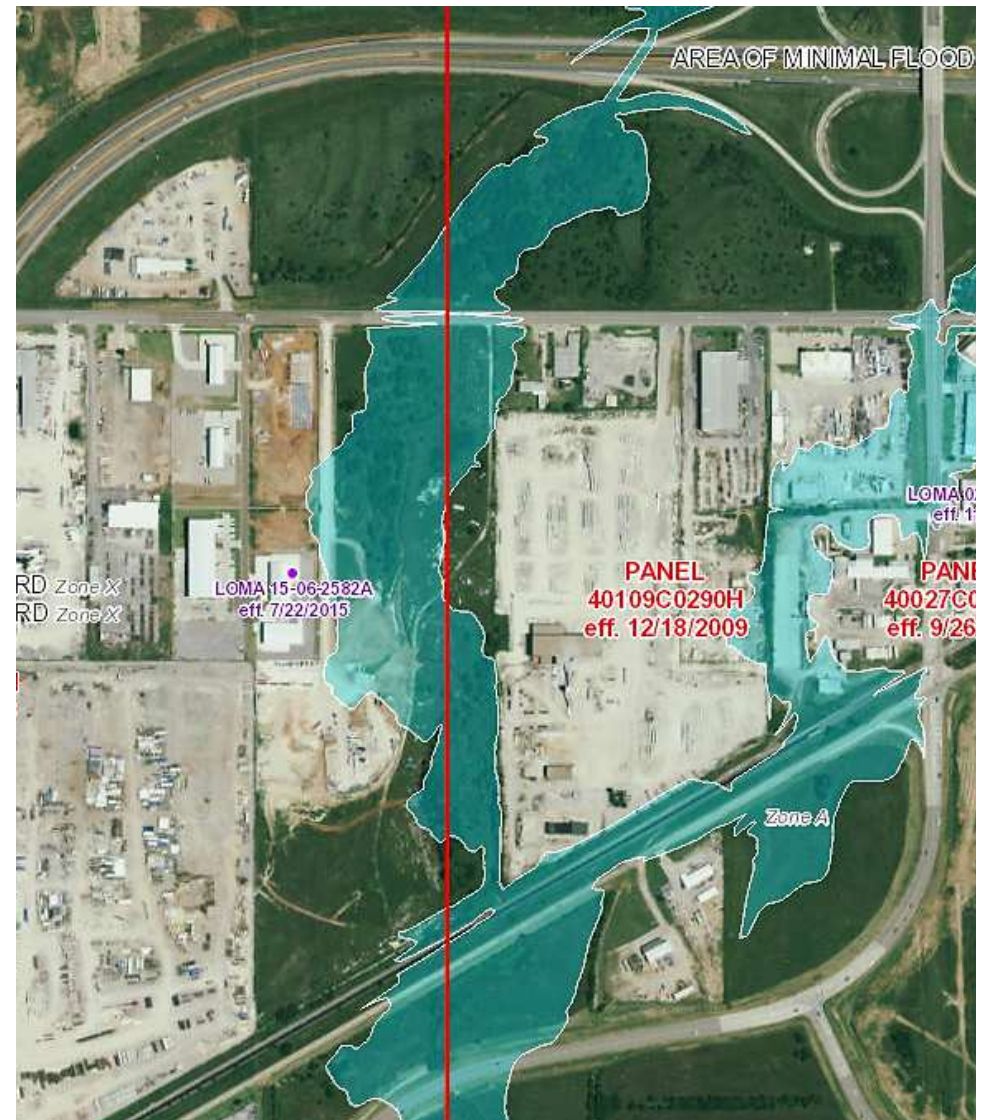
DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	64	45,887	224,906
Total Population	175	130,674	571,840
Average HH Income	\$101,193	\$77,040	\$88,444

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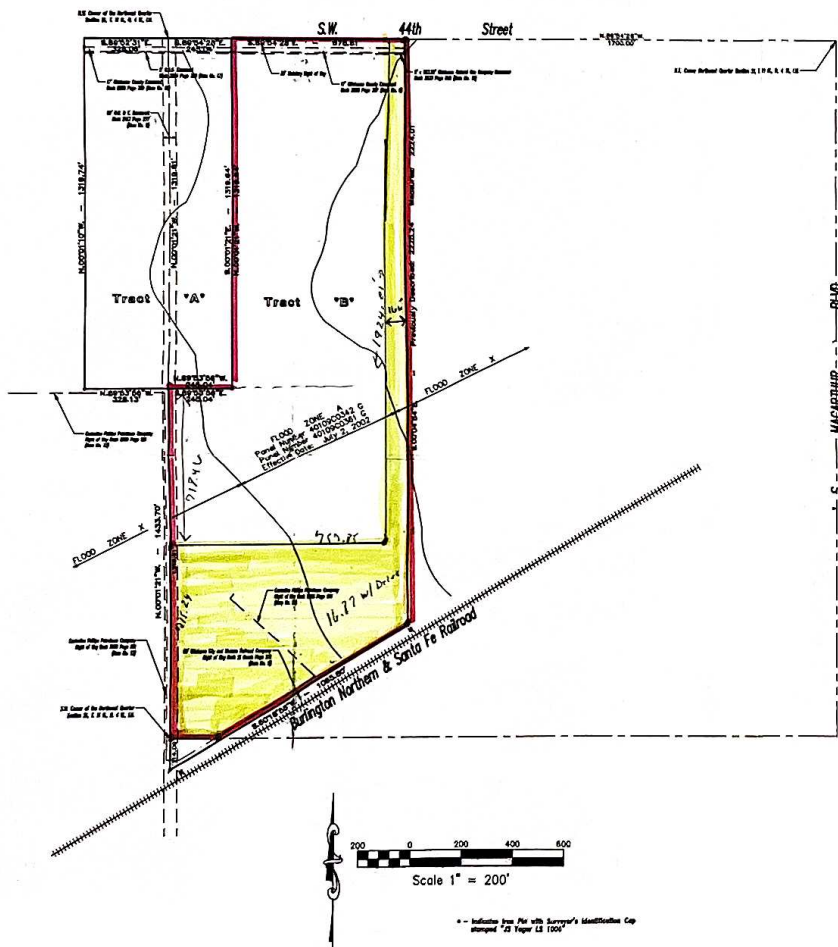


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PLAT OF SURVEY
A part of Section 21, T. 11 N., R. 4 W., I.M.
Oklahoma County, Oklahoma



SURVEYOR'S CERTIFICATE

The undersigned being a registered surveyor of the State of Oklahoma, certifies to the following:

The map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established by the American Land Title Association and the American Congress on Surveying and Mapping in 1985.

This survey was made on the ground on 1 July 2005, and correctly shows the description and the land area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property and any other matters situated on the subject property.

Except as shown on the survey, there are no visible encroachments or rights of way of which the undersigned has been advised.

Except as shown on the survey, there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject property upon the adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject property.

The location of each platable easement, right-of-way, servitude, and other matter (above or below ground) affecting the subject property and listed in the Title Insurance Commitment No. 000000-0001, dated April 28, 2004, by First American Title & Trust Company, with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with existing records, site visit and recent aerial photos, provisions and restrictions of record for the subject property referenced in such title commitment.

Date of Survey: 7-15-2005

Date of Plat: 7-15-2005

James M. Vetter, R.L.S., Surveyor

OK Number 2778, Expires: 8-30-2007

1212 South Air Depot Member 19 Building 102

Oklahoma City, Oklahoma 73119

Telephone: 405-757-3413



LEGAL DESCRIPTION

TRACT A

A part of the North Half of Section 21, T. 11 N., R. 4 W., I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

All of the East Half (E/2) of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section 21, T. 11 N., R. 4 W., I.M., Oklahoma County, Oklahoma

AND

A part of the Northeast Quarter of Section 21, T. 11 N., R. 4 W., I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northeast Corner of the Northeast Quarter of said Section 21, thence S. 89° 54' 22" E., along the North Line of the Northeast Quarter of said Section 21, a distance of 342.04 feet; thence S. 89° 54' 22" E., and parallel with the West Line of the Northeast Quarter of said Section 21, a distance of 1318.61 feet; thence N. 89° 54' 22" W., a distance of 342.04 feet to the West Line of the Northeast Quarter of said Section 21; thence N. 89° 54' 22" W., along the West Line of the Northeast Quarter of said Section 21, a distance of 1318.61 feet to the point of beginning. Said combination tract contains 136,350.198 Square Feet or 3.135 Acres, more or less.

TRACT B

A part of Section 21, T. 11 N., R. 4 W., I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 21, thence N. 89° 54' 22" W., along the North Line of the Northeast Quarter of said Section 21, a distance of 1700.00 feet to the POINT OF BEGINNING; thence S. 89° 54' 22" E., and parallel with the East Line of the Northeast Quarter of said Section 21, a distance of 2234.01 feet (previously described as 2235.24 feet) to the Northern Right of Way Line of the Burlington Northern & Santa Fe Railroad; thence S. 89° 54' 22" E., along the Northern Right of Way Line of the Burlington Northern & Santa Fe Railroad, a distance of 1596.00 feet to the West Line of the Northeast Quarter of said Section 21; thence N. 89° 54' 22" W., along the West Line of the Northeast Quarter of said Section 21, a distance of 1423.70 feet; thence S. 89° 54' 22" E., a distance of 342.04 feet; thence N. 89° 54' 22" W., along the West Line of the Northeast Quarter of said Section 21, a distance of 1318.61 feet to the North Line of the Northeast Quarter of said Section 21; thence S. 89° 54' 22" E., along the North Line of the Northeast Quarter of said Section 21, a distance of 1318.61 feet to the point of beginning. Said described tract contains 1,075,916.001 Square Feet or 24.520 Acres, more or less.

SCHEDULE B ITEMS

1. Right-of-Way in favor of the Oklahoma City and Western Railroad Company, filed October 21, 1901, recorded in Book 21 of Deeds, Page 122, AFFECTS AS SHOWN.
2. Easement in favor of Oklahoma County recorded in Book 483 Page 198, DOES NOT AFFECT THE DESCRIBED TRACTS.
3. Easement in favor of Oklahoma County recorded in Book 738 Page 112, DOES NOT AFFECT THE DESCRIBED TRACTS.
4. Easement in favor of Oklahoma County recorded in Book 228 Page 727, AFFECTS AS SHOWN.
5. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 3413 Page 277, AFFECTS AS SHOWN.
6. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 2383 Page 846, AFFECTS AS SHOWN.
7. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 4517 Page 85, DOES NOT AFFECT.
8. Right-of-Way in favor of Phillips Petroleum Company, recorded in Book 6160 Page 691, AFFECTS AS SHOWN.
9. Judgment of Ouster of Title, U.S. District Court for the Western District of Oklahoma, case No. 141 Civ. filed May 7, 1941, recorded in Book 482 Page 817, DOCUMENT NOT PROVIDED.
10. Report of Commissioners, District Court of Oklahoma County, State of Oklahoma, et al State Highway Commission, filed April 27, 1942, recorded in Book 481 Page 167, DOES NOT AFFECT THE DESCRIBED TRACTS.
11. NOT A BUREAU MATTER.
12. Easement in favor of Oklahoma County, recorded in Book 228 Page 729, AFFECTS AS SHOWN.
13. Right-of-Way in favor of Oklahoma Gas and Electric Company, recorded in Book 2634 Page 380, AFFECTS AS SHOWN.

FLOOD ZONE

Subject tract is located in Flood Zone "X" (area determined to be outside 500 year floodplain) AND Flood Zone "V" (area of 100 year flood; Base Flood Elevation and Flood Hazard Factors not determined) as shown on Flood Insurance Rate Map, Panel Number 4010C0201 D, with an effective date of July 2, 2002 and Flood Insurance Rate Map, Panel Number 4010C0201 D, with an effective date of July 2, 2002 which are the current maps for this area.

GENERAL NOTES

The basis for the bearings shown on the attached Plat of Survey, are based upon the assumption of a true North/South bearing on the West Line of the Northeast Quarter of Section 21, T. 11 N., R. 4 W., I.M., Oklahoma County, Oklahoma. This Plat of Survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

JUDY J. HATFIELD, CCIM

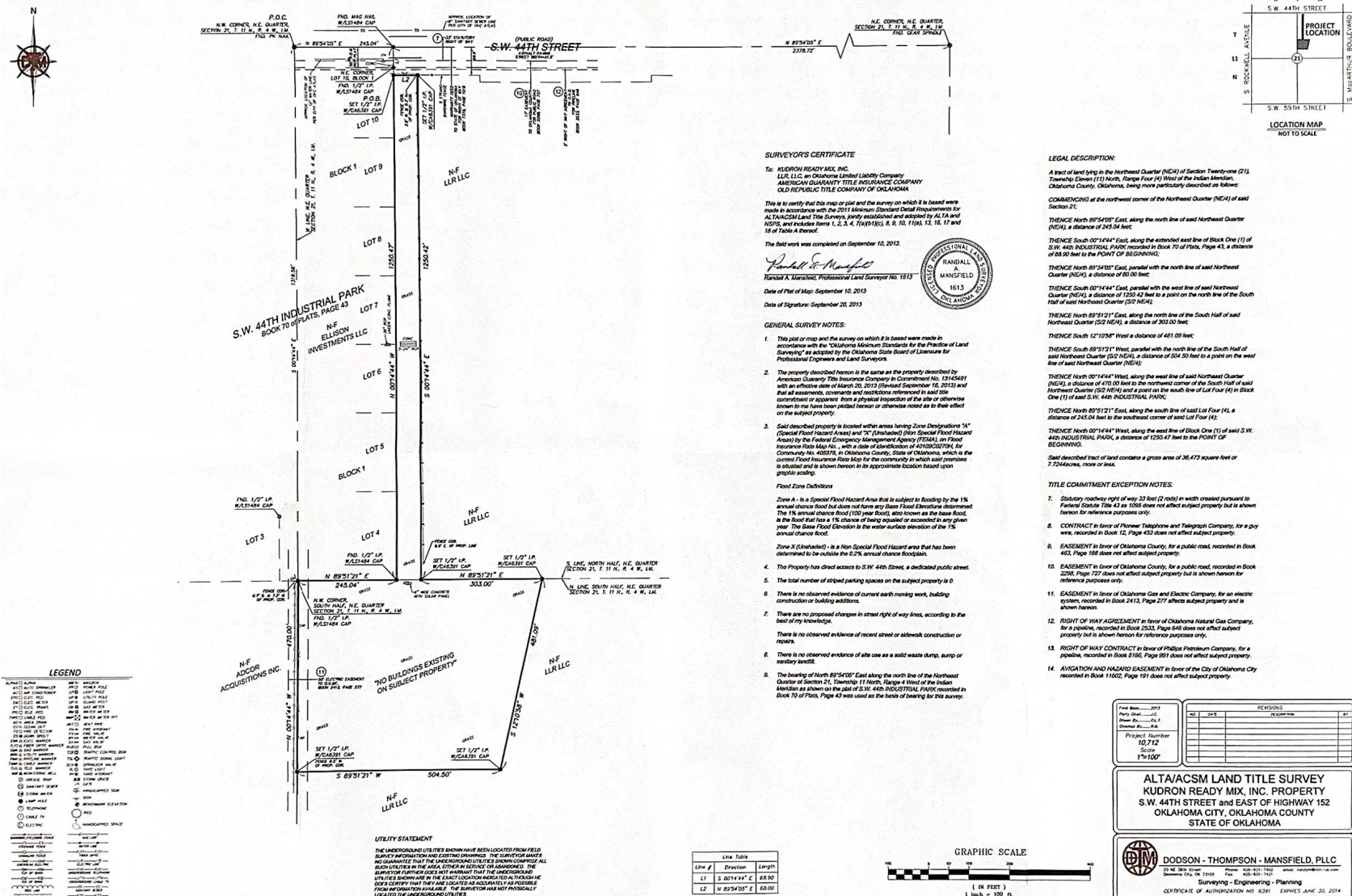
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