



PAUL RAVENCRAFT

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GEORGE WILLIAMS, CCIM

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SECTION 1

PROPERTY INFORMATION



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**PRICE
EDWARDS**
AND COMPANY

FORMER COVENANT PRESBYTERIAN CHURCH

10100 RIDGEVIEW DRIVE THE VILLAGE, OK 73120



PROPERTY DESCRIPTION

The property includes a 19,281 +/- square foot free standing building situated on 3.694 Acres. With high ceilings, open sanctuary space, classrooms, offices, kitchen and ample parking, the former church use can be incredibly versatile. The building has several possible uses; such as, a community center, event venue, performing arts, daycare, non-profit headquarters, senior activity center and a outreach center.

PROPERTY HIGHLIGHTS

- Turn Key Church facility
- Versatile use building
- Great location
- Price below replacement

OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	3.694 Acres
Building Size:	19,281 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	435	1,722	5,821
Total Population	812	3,239	11,847
Average HH Income	\$80,078	\$82,471	\$84,050

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LOCATION DESCRIPTION

The property is located in the Village which is a small independent city in Oklahoma County and is surrounded by Oklahoma City and Nichols Hills. The immediate area includes Ridgeview Elementary School, Tuscany Nursing Center, the City of the Village, Village Development Authority, Manchester House Retirement Center and the headquarters of Love's Country Stores.

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PROPERTY HIGHLIGHTS

- Turn Key Church facility
- Versatile use building
- Great location
- Price below replacement
- Commercial Kitchen
- Large all purpose room
- Existing Daycare facilities
- Large Meeting Rooms
- Large Parking Lot



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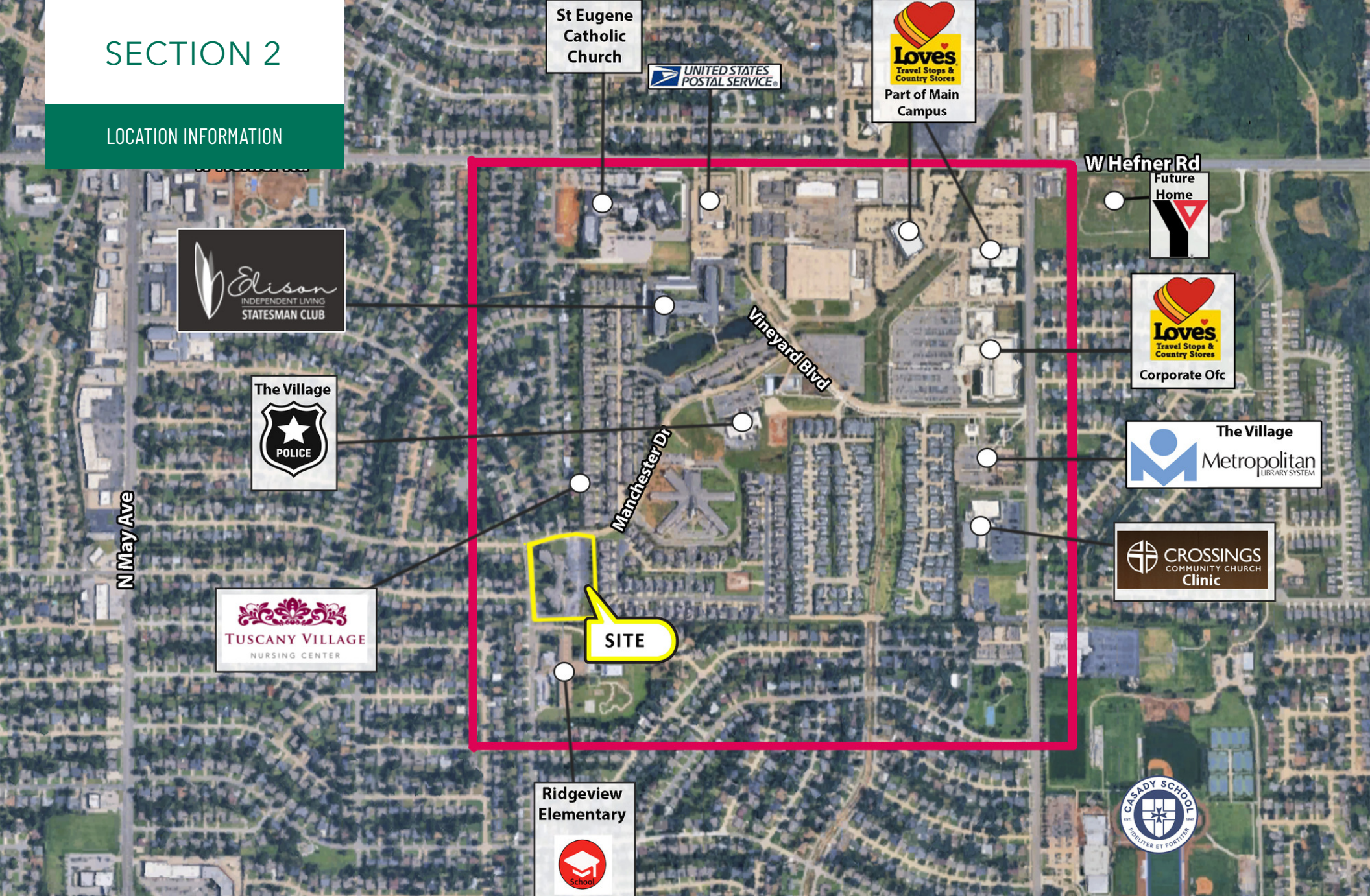
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PRICE EDWARDS
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SECTION 2

LOCATION INFORMATION



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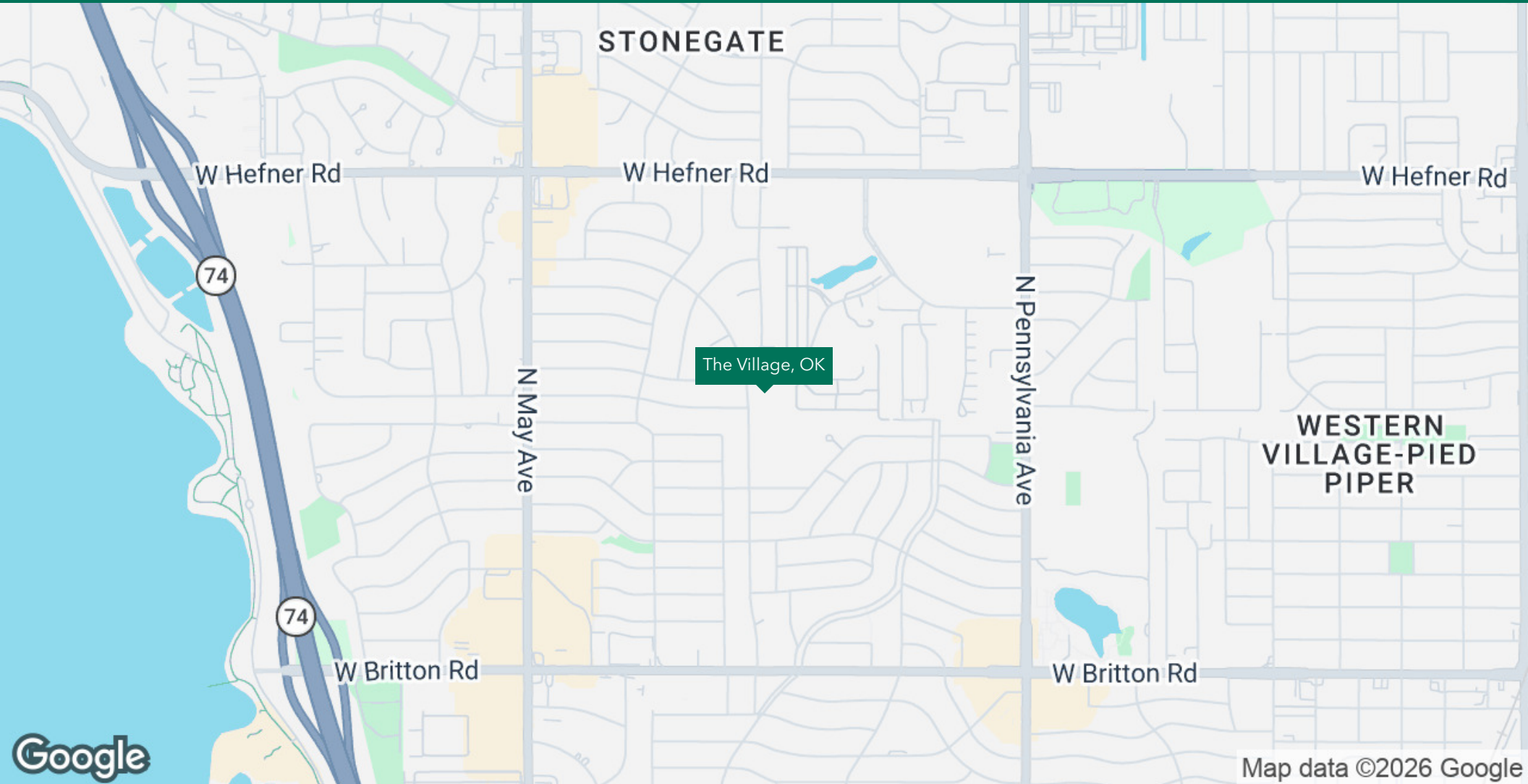
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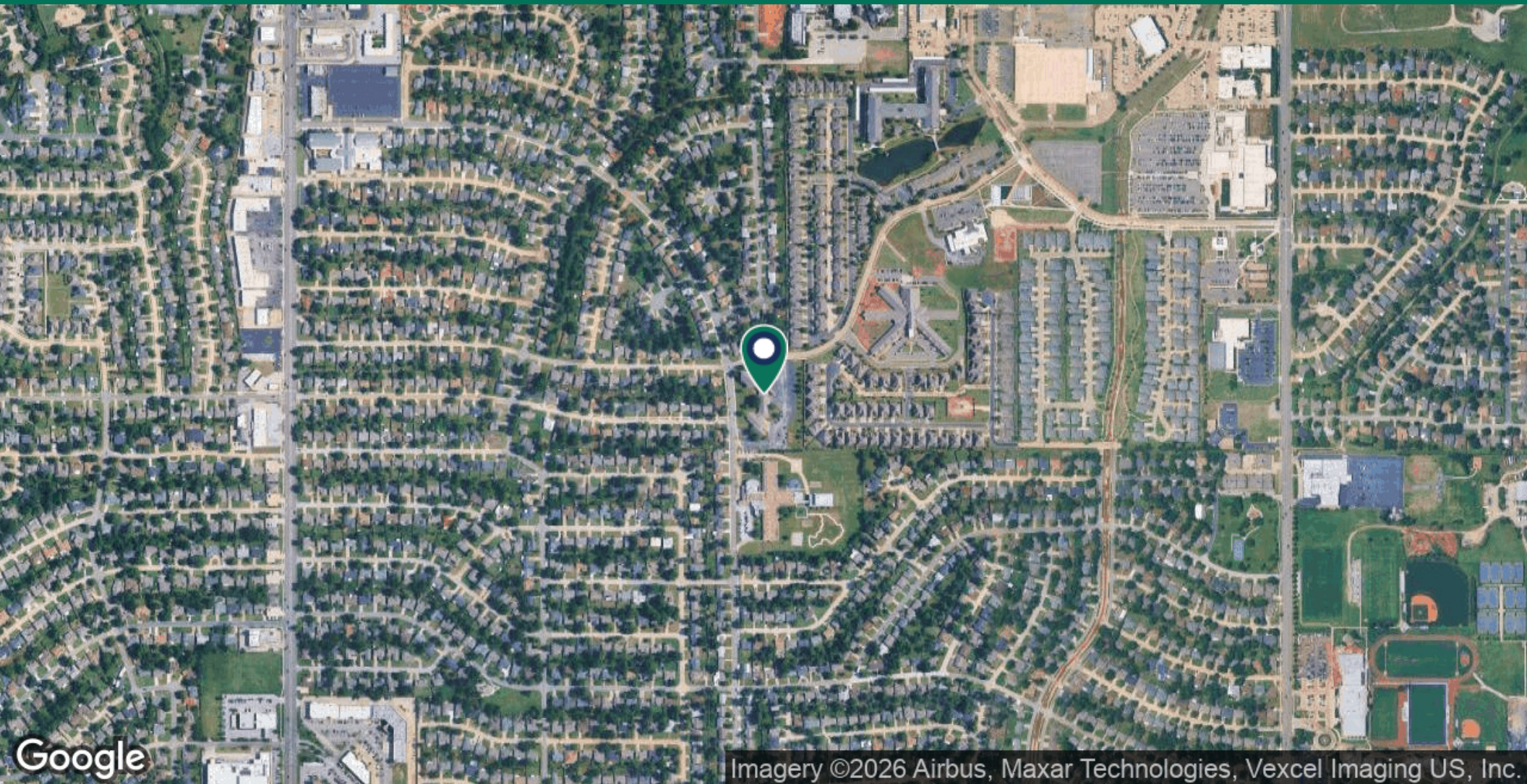
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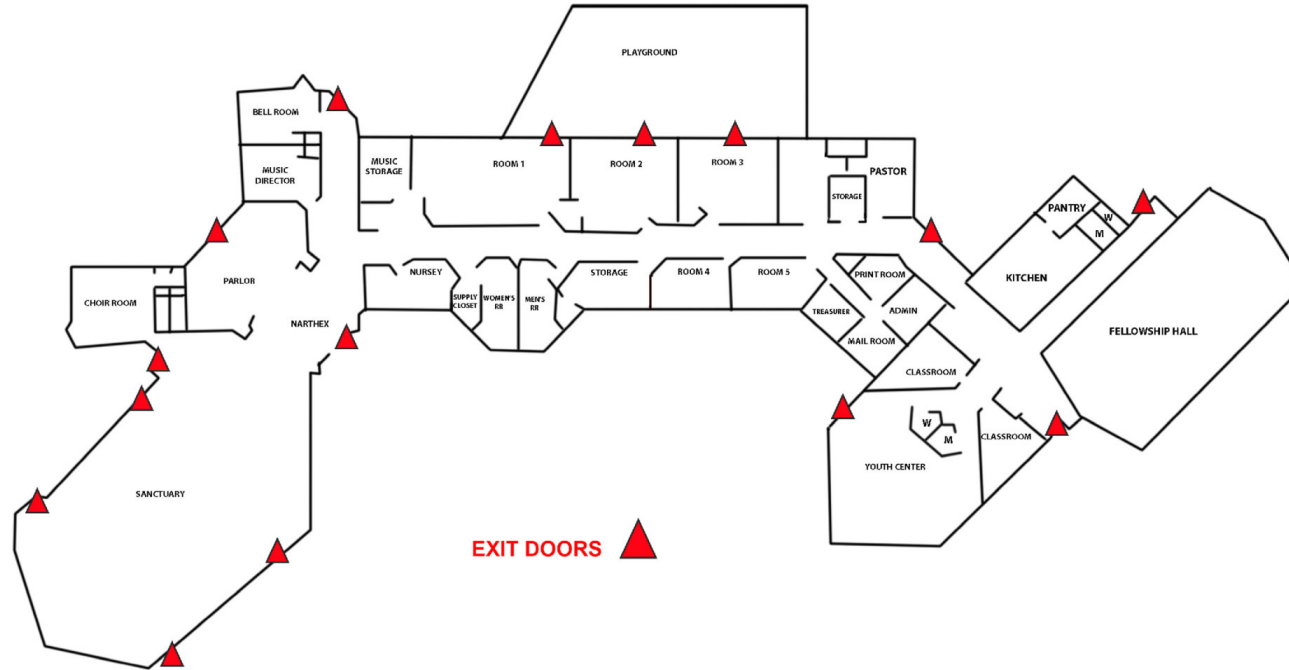
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SECTION 3

DEMOGRAPHICS



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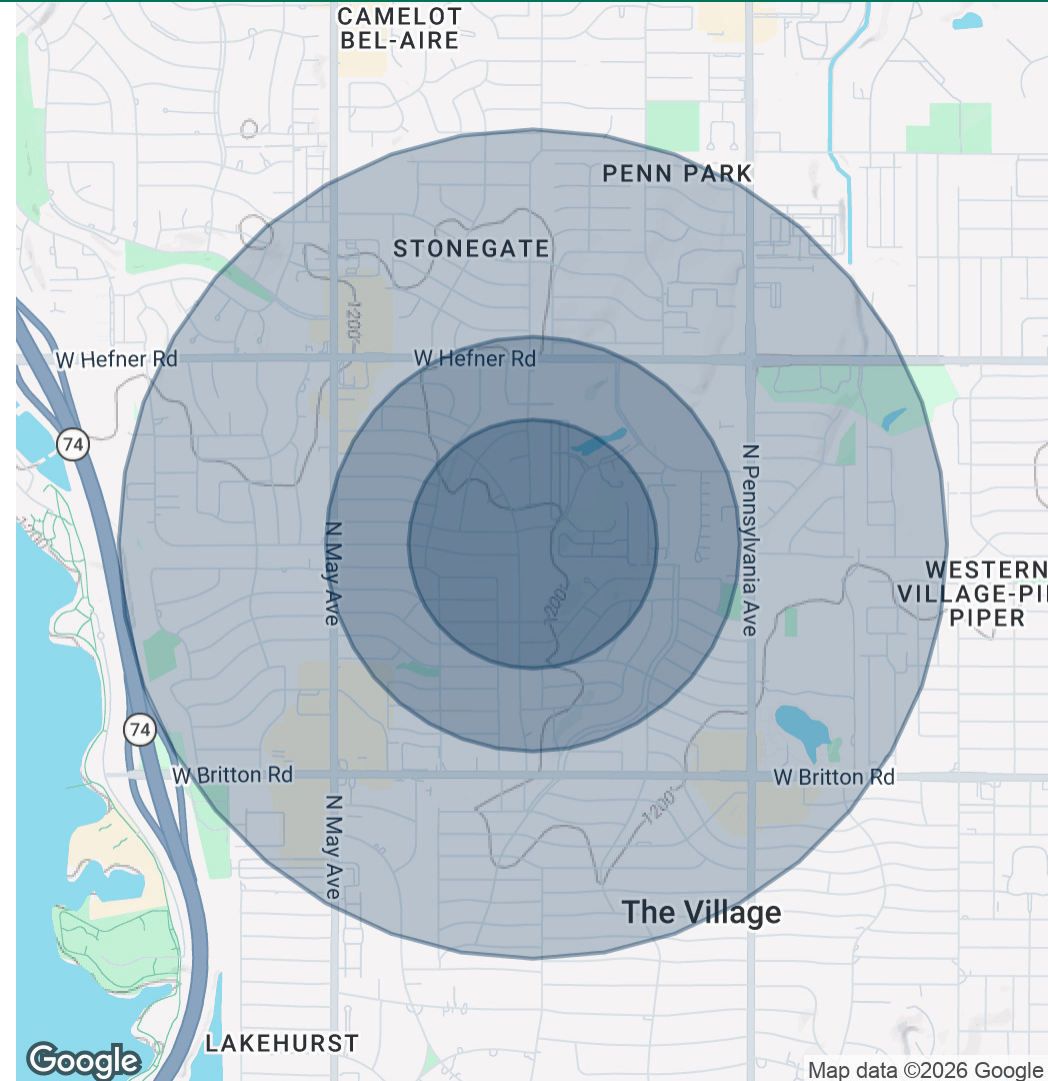
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	812	3,239	11,847
Average Age	51	48	43
Average Age (Male)	47	45	41
Average Age (Female)	53	50	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	435	1,722	5,821
# of Persons per HH	1.9	1.9	2
Average HH Income	\$80,078	\$82,471	\$84,050
Average House Value	\$234,986	\$226,596	\$244,268

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Paul Ravencraft is a partner of the Retail Investment Team for Price Edwards and Company. Ravencraft entered the real estate business in 1985. Since joining Price Edwards & Company in 1993, Ravencraft has been involved in over 6,800,000 square feet of investment sales; this represents well over \$ 465,000,000 in real estate volume. Many of the largest real estate transactions in Oklahoma City have been brokered with Mr. Ravencraft. With over 32 years in the Oklahoma City marketplace, Paul has been able to create an extensive database of real estate investors. Mr. Ravencraft has extensive market knowledge specializing in retail investments.

The PEC Retail Investment team is your full-service brokerage team for Retail Investment properties, Retail single-tenant buildings, Shopping Center sales, development projects and Retail Leasing.

Paul is a member of the International Council of Shopping Centers, TCN Worldwide, and Chainlinks Retail advisors. TCN offers 58 offices nationwide, giving local and regional brokers access to 200+ markets, and networking ability that rivals that of any of the national firms. Chainlinks is offered in 60+ markets, as well as networking for over 600 local firms across North America.

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PROFESSIONAL BACKGROUND

George Williams, CCIM is a partner within the Retail Investment Team for Price Edwards & Company. As part of the retail investment team, George is responsible for marketing, sales and leasing retail properties within the Price Edwards portfolio. He represents numerous landlords and developers within Oklahoma and has also worked with many local and national tenants. George possesses strong, decisive, and collaborative leadership skills, with a proven sales ability to assess client needs; establish rapport, build trust, and close deals.

Leasing and sales is a business of relationships. George is able to assist clients by leveraging his extensive network of retailers, developers, landlords, and brokers. George has demonstrated success across all property types, including neighborhood, community and power centers, single-entity, mixed-use, lifestyle and urban properties, as well as development and redevelopment projects. George believes that the best mix of dynamic anchor tenants, complementary retailers, and service providers plus the careful selection of outparcel users create synergy, define the personality of each property, and provide the opportunity to realize maximum achievable rents, mutual goals and profitability.

George holds the Certified Commercial Investment Member designation (CCIM) and is a member of the International Council of Shopping Centers, the Commercial Real Estate Council, and the Chainlink Advisors Young Brokers Council.

George is a graduate of Baylor University.

EDUCATION

Baylor University

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