

# RELIGIOUS PROPERTY FOR SALE

**37,000± TOTAL SF | 7.94± ACRES**



1505 E GRAND AVENUE, PONCA CITY, OK 74604

**ASKING PRICE: ~~\$949,000~~ \$849,000**

## PROPERTY DESCRIPTION

- Church building totaling 37,000± square feet on 7.94± acres
- Property includes:
  - Sanctuary that seats 400±, including balcony area
  - Fellowship Hall
  - Chapel space
  - Large kitchen and warming kitchen
  - Multiple classrooms and offices
  - Functional basement area
- Located on a main road in Ponca City, the property is located in close proximity to schools nearby and approximately 1.5 miles south of commercial and retail properties. The property sits at the lighted corner of 14th St. and Grand Ave.

|                          |                          |
|--------------------------|--------------------------|
| <b>PARCEL ID</b>         | 1990-26-026-02E-2-005-00 |
| <b>COUNTY</b>            | Kay                      |
| <b>CURRENT USE</b>       | Religious                |
| <b>ZONING</b>            | C-1                      |
| <b># OF BUILDINGS</b>    | 1                        |
| <b>TOTAL BUILDING SF</b> | 37,000± SF               |
| <b>ACREAGE</b>           | 7.94± AC                 |
| <b>PARKING</b>           | 160±                     |
| <b>SEATING CAPACITY</b>  | 400±                     |

FOR MORE INFORMATION, PLEASE CONTACT:

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**918.280.9173**  
tracy.ellis@kw.com



IN COOPERATION WITH:

MATT MESSIER, SIOR, CCIM  
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CARLIN BEEKMAN  
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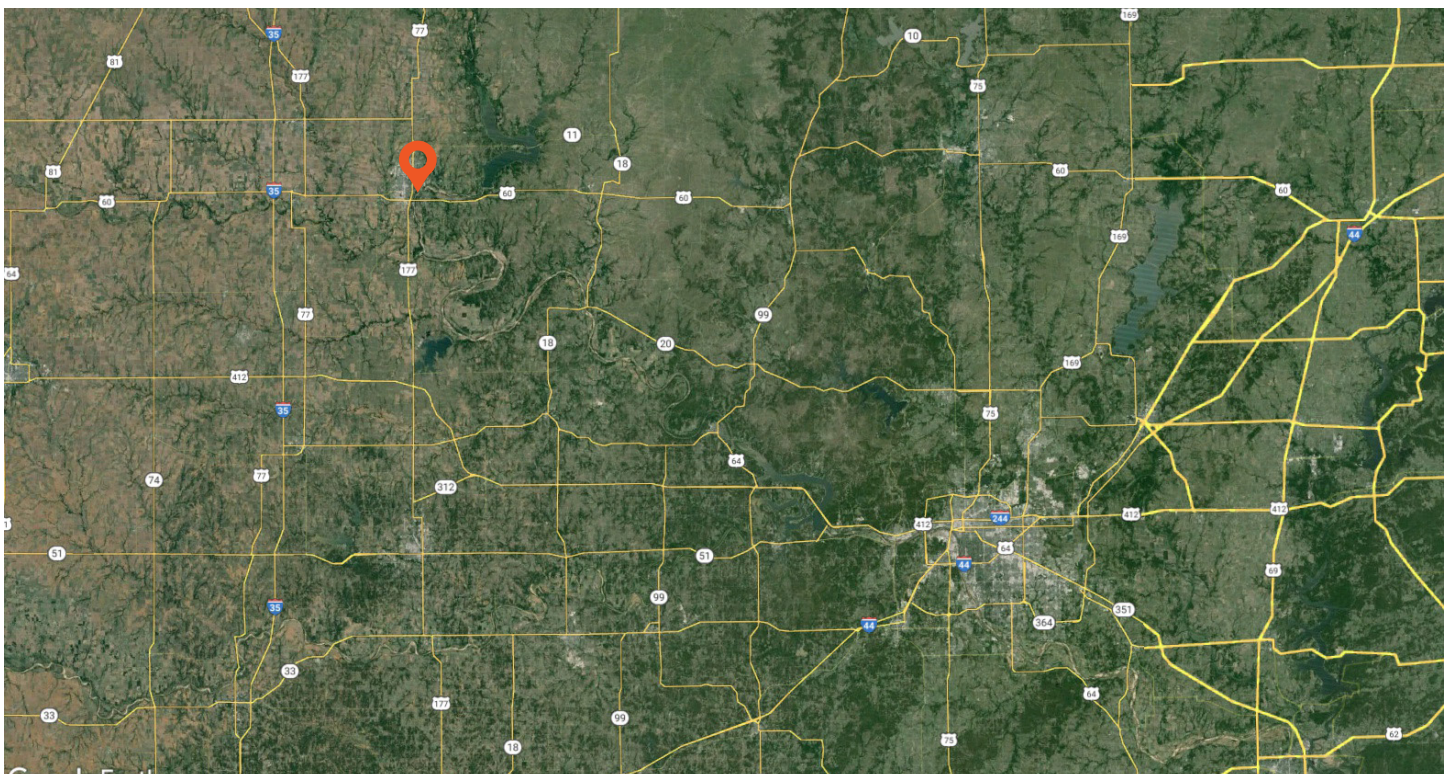
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## AERIAL & PROPERTY OUTLINE



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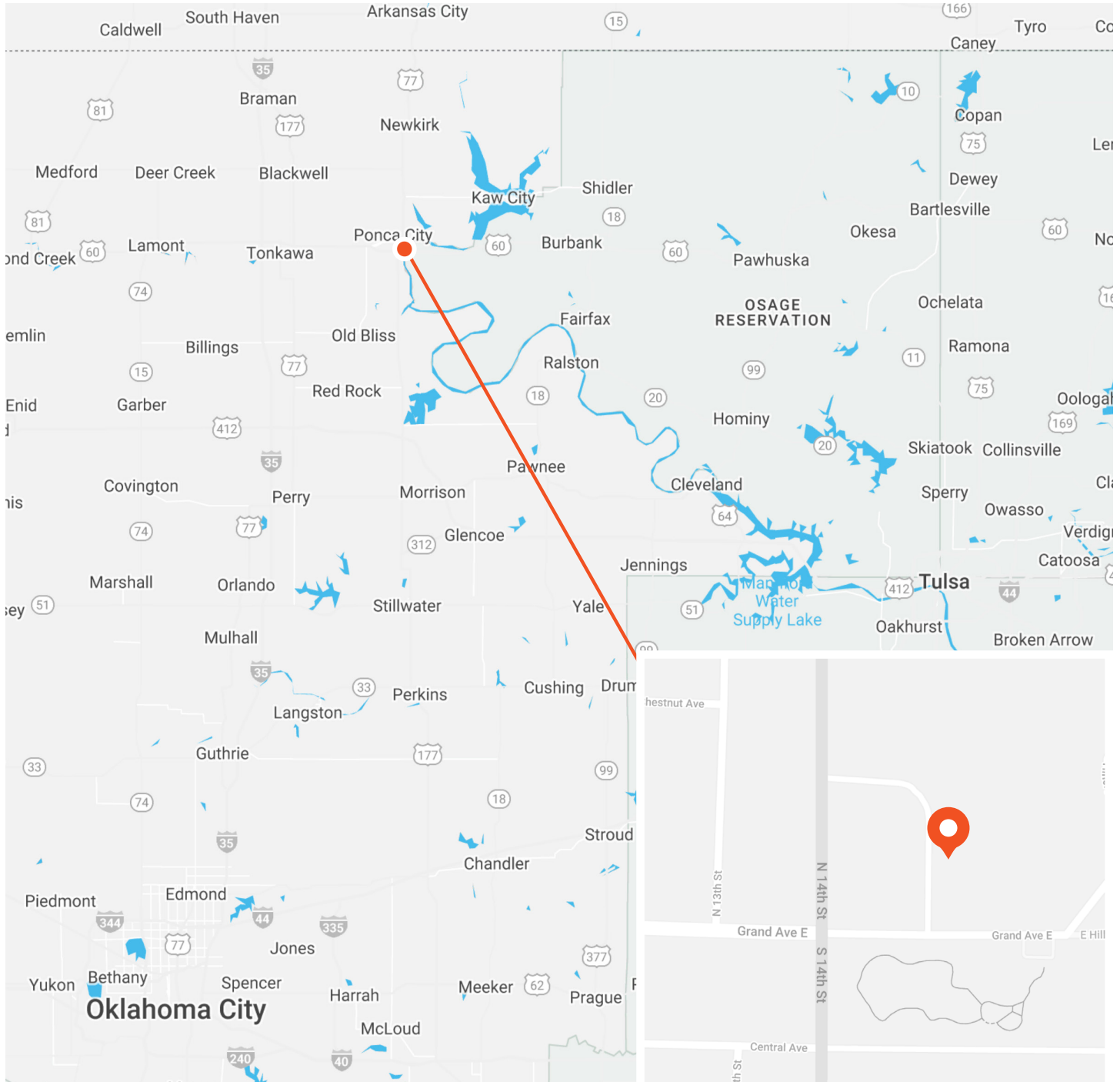


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## LOCATION



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### PROPERTY PHOTOS



EXTERIOR



BACK EXTERIOR



ENTRANCE



ENTRY ROOM



SANCTUARY



BALCONY SEATING

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## PROPERTY PHOTOS



CHAPEL



MEMORIAL CHAPEL



FELLOWSHIP HALL



LARGE KITCHEN



CLASSROOM



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### PROPERTY PHOTOS



GATHERING ROOM



GATHERING ROOM



GATHERING ROOM



GATHERING ROOM



HALLWAY



COURTYARD SPACE

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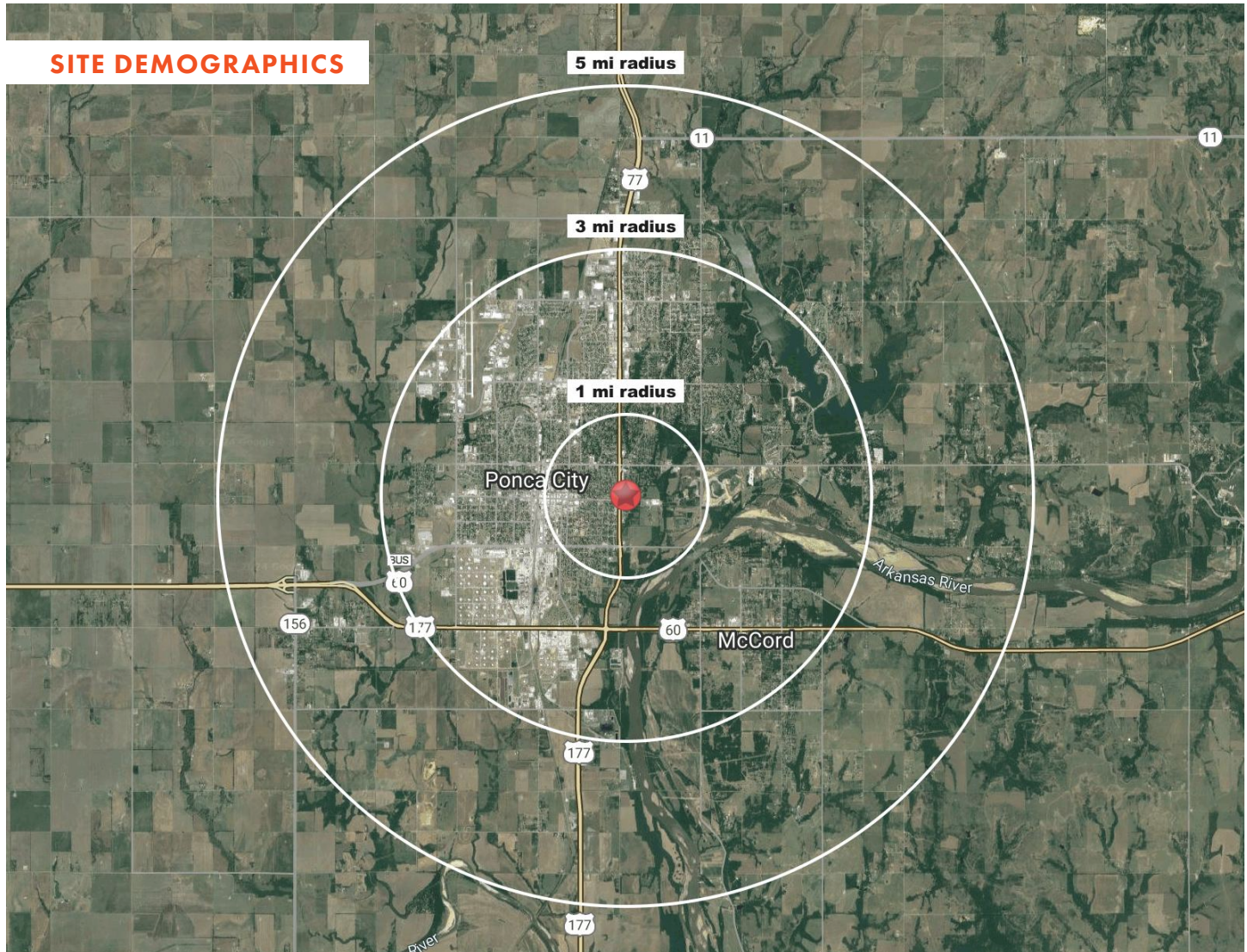
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MISSION PROPERTY GROUP



### SITE DEMOGRAPHICS

| 1 MILE RADIUS                      | 3 MILE RADIUS                       | 5 MILE RADIUS                       |
|------------------------------------|-------------------------------------|-------------------------------------|
| 4,229<br>ESTIMATED POPULATION 2023 | 25,744<br>ESTIMATED POPULATION 2023 | 28,264<br>ESTIMATED POPULATION 2023 |
| 37.3<br>MEDIAN AGE                 | 37.2<br>MEDIAN AGE                  | 37.9<br>MEDIAN AGE                  |
| \$86,947<br>MEDIAN HOME VALUE 2023 | \$110,748<br>MEDIAN HOME VALUE 2023 | \$118,341<br>MEDIAN HOME VALUE 2023 |
| \$71,983<br>AVG HOUSEHOLD INCOME   | \$82,912<br>AVG HOUSEHOLD INCOME    | \$83,517<br>AVG HOUSEHOLD INCOME    |

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