



1.8 AC Tract- El Reno, OK

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
400,000



Lot Size
1.8 Acres



Unrestricted

FINANCIAL

Listing Price	\$400,000
Price/SF	\$5
Price/Acre	\$222,222

OPERATIONAL

Zoning	Unrestricted
Development Type	Land
Lot Size Acres	1.8
Lot Size SF	78,408
Type of Ownership	Fee Simple
Opportunity Zone	No



1.8 AC TRACT - EL RENO

El Reno, OK 73036

INVESTMENT OVERVIEW

The property boasts a strategic location within a region undergoing significant cultural and economic growth, positioning it as a prime investment opportunity for various commercial ventures. With this 1.8-acre hard corner lot, the property offers versatility for development, catering to a range of needs in commercial mixed-use projects. This flexibility ensures that investors have ample opportunities to maximize returns based on the evolving demands of the market.

Moreover, the property's potential for tourism development enhances its allure. El Reno's vibrant festival culture and unique attractions make it a compelling destination for travelers, creating opportunities for thriving hospitality establishments and entertainment venues. Additionally, its proximity to the forthcoming Sunset Amphitheatre in Yukon, a new 12,000-seat amphitheater set to be one of the largest commercial development in Oklahoma City, further enhances its appeal. The subject property is located just 15 miles west of this exciting new development, the property stands to benefit from increased demand and appreciation in property values within the surrounding area. The Sunset Amphitheatre, part of the Mustang Creek Crossing development near the John Kilpatrick Turnpike and Interstate 40, promises to add to the existing momentum of being located within the fastest growing county in Oklahoma City.

Offered at an attractive cost basis, we believe this property offers the chance to engage with and contribute to the vibrant community spirit and cultural heritage of El Reno. By becoming part of this dynamic landscape, investors can tap into the collective energy of the region, further enhancing the long-term value and appeal of the investment.

INVESTMENT HIGHLIGHTS

- Prime location just 15 miles west of the state-of-the-art Mustang Creek Crossing Amphitheater in Yukon.
- El Reno boasts a vibrant festival culture, rich heritage celebrations, historic properties, and unique attractions like the state's only rail-based trolley system.
- An unrestricted 1.8-acre tract offering a hard corner ideal for a C-store development or retail/flex space.

SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

LOCAL MAP

RETAILER MAP

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PROPERTY DETAILS // 1.8 AC Tract - El Reno

PROPERTY SUMMARY

Zoning	Unrestricted
Opportunity Zone	No

SITE DESCRIPTION

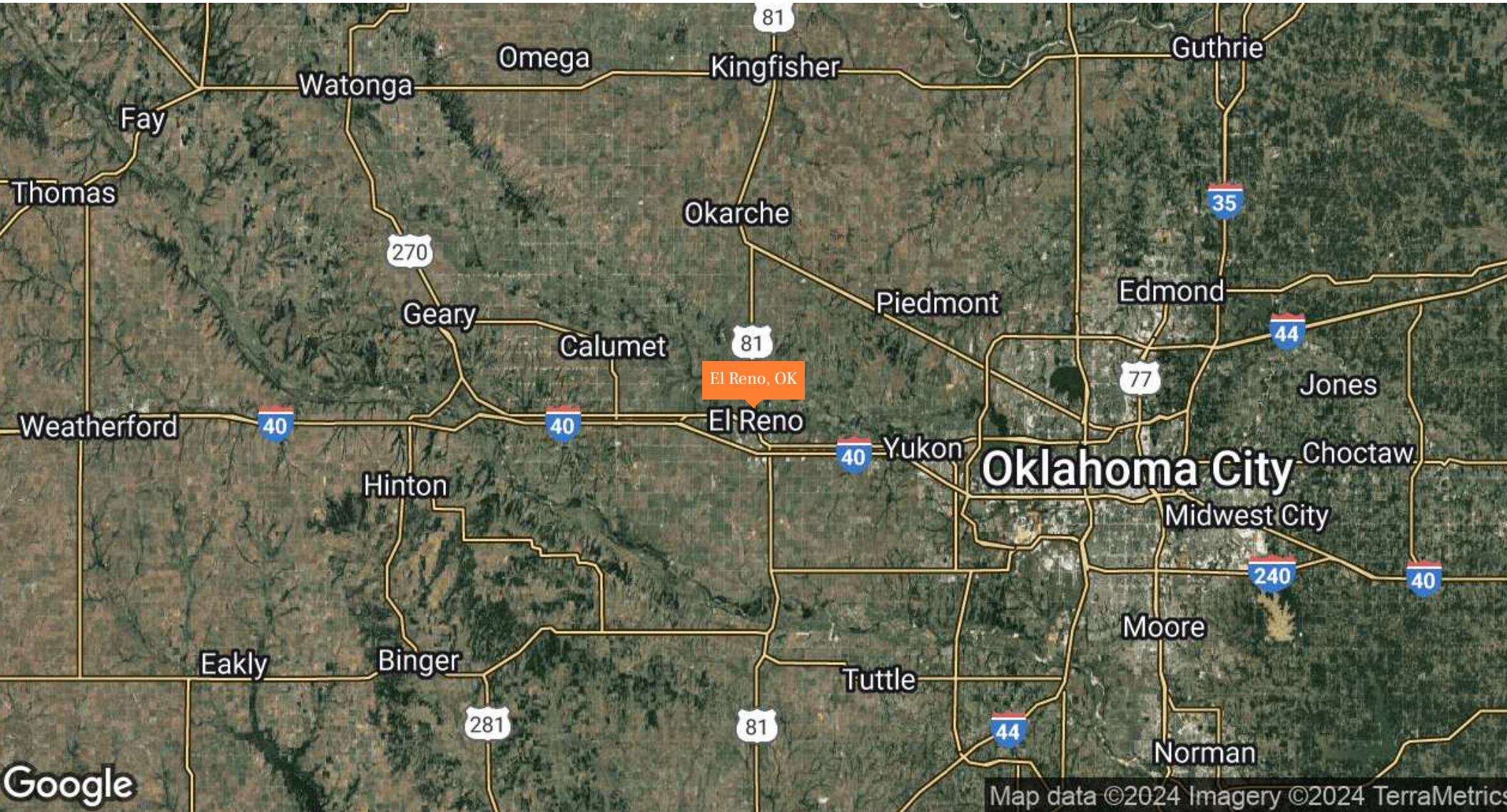
Lot Size SF	78,408
Price/SF	\$5
Lot Size Acres	1.8
Price/Acre	\$222,222
Type of Ownership	Fee Simple

PUBLIC UTILITIES

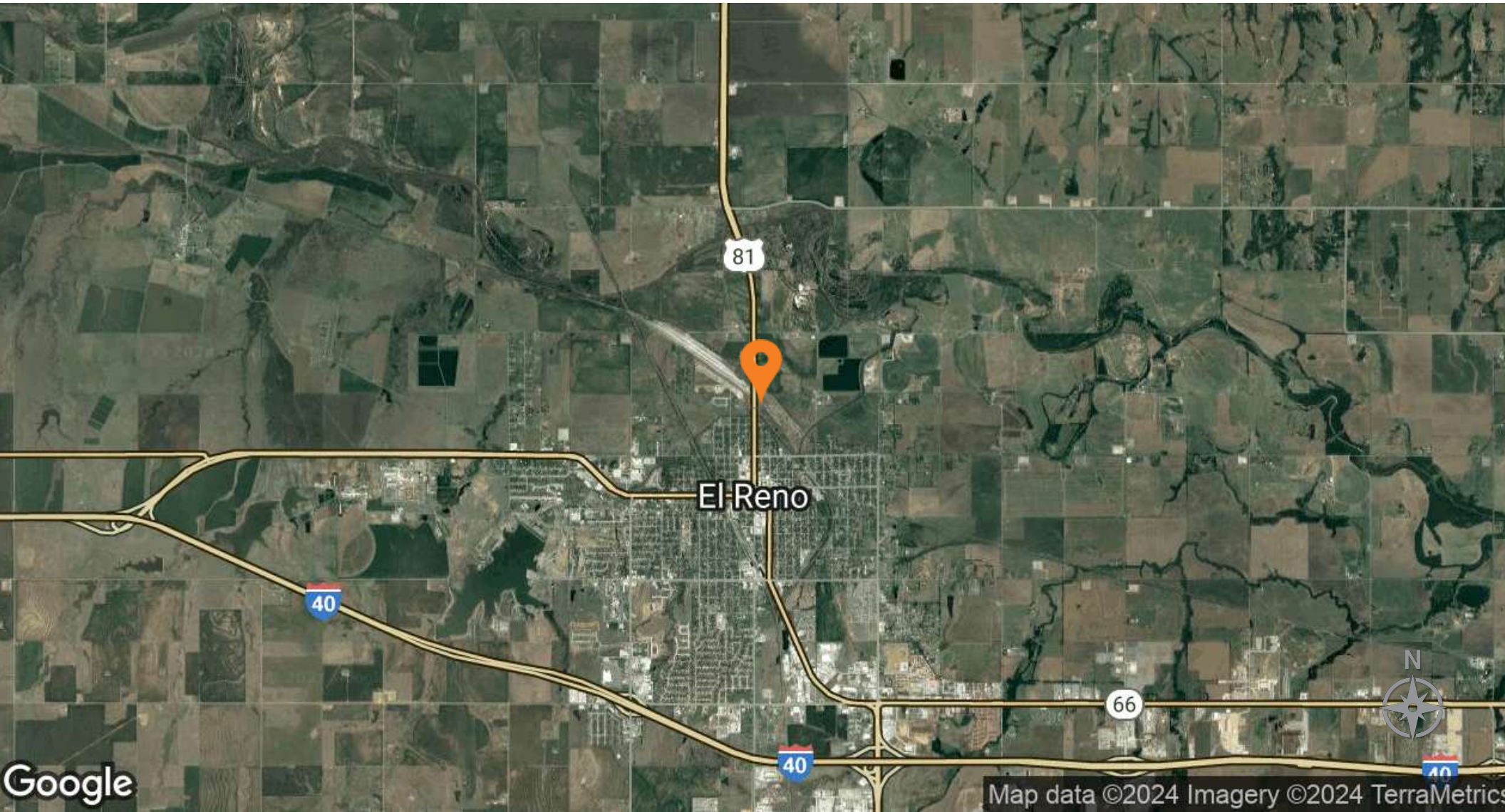
Sanitary Sewer	City
Storm Sewer	City



1.8 AC Tract - El Reno // REGIONAL MAP



LOCAL MAP // 1.8 AC Tract - El Reno



1.8 AC Tract - El Reno // RETAILER MAP



Map data ©2024 Google

SECTION 3

Sale Comparables

SALE COMPS MAP

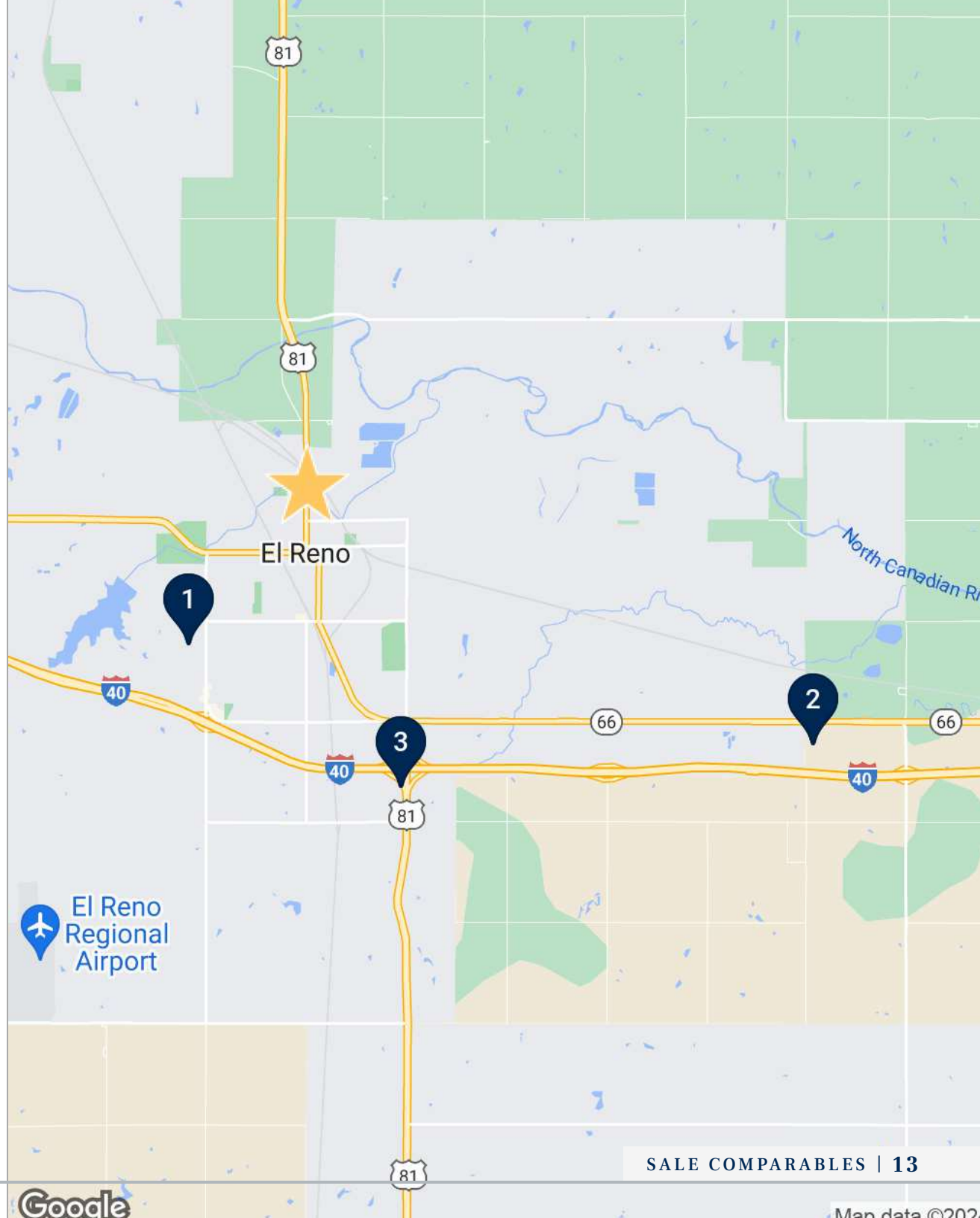
SALE COMPS SUMMARY

SALE COMPS

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SALE COMPS MAP

-  1.8 AC Tract - El Reno
-  1300 S Country Club
-  Manning Rd
-  S U.S. 81 Service Rd



SALE COMPS SUMMARY // 1.8 AC Tract - El Reno

	SALE COMPARABLES	PRICE	LOT SIZE	\$/ACRE	CLOSE
1	1300 S Country Club 1300 S Country Club Rd El Reno, OK 73036	\$2,600,000	10.0 AC	\$260,000	06/09/2022
2	Manning Rd 3007 S Manning Rd El Reno, OK 73036	\$520,000	10.0 AC	\$52,000	05/10/2023
3	S U.S. 81 Service Rd El Reno, OK 73036	\$250,000	3.22 AC	\$77,639	12/09/2022
	AVERAGES	\$1,123,333	7.74 AC	\$129,879	-

1.8 AC Tract - El Reno // SALE COMPS



1 1300 S Country Club
1300 S Country Club Rd El Reno, OK 73036

Sale Price:	\$2,600,000	COE:	06/09/2022
Entitled:	No	Lot Size:	10 Acres
Permit Ready:	No	Price/Acre:	\$260,000

Clean development site, direct access to Country Club Rd.



2 Manning Rd
3007 S Manning Rd El Reno, OK 73036

Sale Price:	\$520,000	COE:	05/10/2023
Entitled:	No	Lot Size:	10 Acres
Permit Ready:	No	Price/Acre:	\$52,000

SALE COMPS // 1.8 AC Tract - El Reno



3 S U.S. 81 Service Rd El Reno, OK 73036

Sale Price:	\$250,000	COE:	12/09/2022
Entitled:	No	Lot Size:	3.22 Acres
Permit Ready:	No	Price/Acre:	\$77,639

Ideal corner lot for developer.

SECTION 4

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

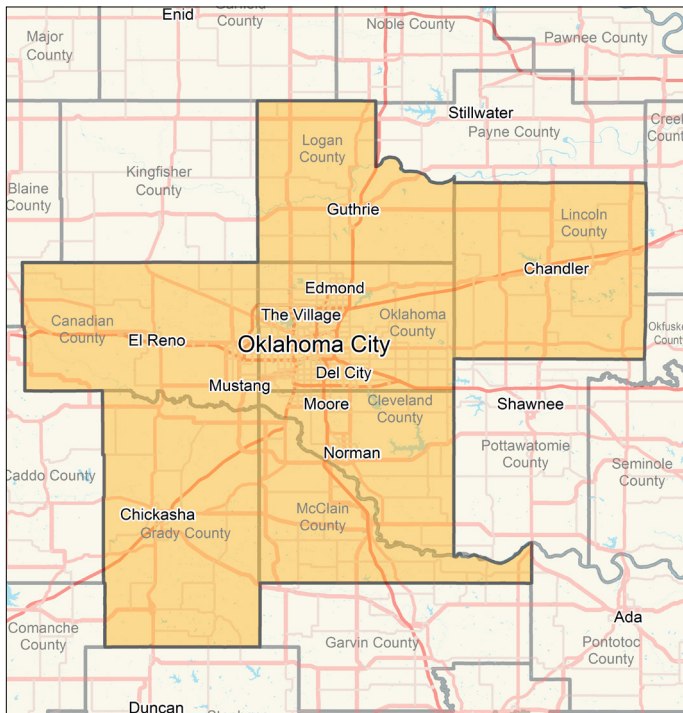
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MARKET OVERVIEW // 1.8 AC Tract - El Reno

OKLAHOMA CITY

Home to the state's capital, the Oklahoma City metro is situated in the central portion of the state and is composed of seven counties: Oklahoma, Grady, Canadian, Cleveland, Logan, McClain and Lincoln. The metro is expected to add 67,000 people over the next five years, resulting in the addition of 30,500 households. Three cities have local populations exceeding 100,000, including Oklahoma City, Norman and Edmond. The metro is home to the Oklahoma City Thunder NBA team and the University of Oklahoma in Norman.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



GROWING ENERGY AND ALTERNATIVE ENERGY INDUSTRY

The region is home to prominent companies in the energy industry and ranks among the nation's top 10 in compressed natural gas and wind energy.



DIVERSE EMPLOYMENT OPPORTUNITIES

Oklahoma City's economic base is diversifying beyond energy and government. The medical and information technology sectors are generating new jobs.



POPULATION GAINS

Over the next five years, population growth is expected to outpace the national rate, enhancing demand for health care and education, as well as housing and retail.

ECONOMY

- The energy industry continues to be a major economic driver. Chesapeake Energy Corporation and Devon Energy are based locally. Other large regional employers in the energy sector include OG&E Energy and Continental Resources.
- A large number of jobs are attributed to the government segment. Employers include the State of Oklahoma, Tinker Air Force Base and the FAA Mike Monroney Aeronautical Center.
- Other major employers in the metro include MSDG Elizabethtown, LLC, INTEGRIS Health Edmond Hospital, the University of Oklahoma, World Trading Company, Inc., Artemis Management, LLC and Firehouse Subs, Inc.

DEMOGRAPHICS



POPULATION
1.4M
Growth 2022-2027*
4.8%



HOUSEHOLDS
556K
Growth 2022-2027*
5.5%



MEDIAN AGE
35.8
U.S. Median
38.6



MEDIAN HOUSEHOLD INCOME
\$60,600
U.S. Median
\$66,400

1.8 AC Tract - El Reno // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	977	15,094	18,235
2022 Estimate			
Total Population	989	15,275	18,460
2010 Census			
Total Population	847	13,960	17,033
2000 Census			
Total Population	861	12,924	16,214
Daytime Population			
2022 Estimate	733	12,838	17,581
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	368	5,914	6,545
2022 Estimate			
Total Households	370	5,947	6,586
Average (Mean) Household Size	2.7	2.5	2.5
2010 Census			
Total Households	310	5,361	5,959
2000 Census			
Total Households	321	5,171	5,754

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	0.3%	1.4%	1.4%
\$200,000-\$249,999	0.7%	1.1%	1.1%
\$150,000-\$199,999	2.3%	2.0%	2.1%
\$125,000-\$149,999	3.8%	3.6%	3.9%
\$100,000-\$124,999	3.9%	6.7%	7.2%
\$75,000-\$99,999	9.4%	12.6%	13.1%
\$50,000-\$74,999	13.8%	18.6%	18.4%
\$35,000-\$49,999	22.8%	16.5%	16.1%
\$25,000-\$34,999	12.0%	13.2%	13.1%
\$15,000-\$24,999	12.0%	11.3%	11.1%
Under \$15,000	19.0%	12.9%	12.5%
Average Household Income	\$50,045	\$61,207	\$62,718
Median Household Income	\$37,347	\$45,418	\$46,669
Per Capita Income	\$18,825	\$25,021	\$23,403

DEMOGRAPHICS // 1.8 AC Tract - El Reno

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate	989	15,275	18,460
0 to 4 Years	9.0%	7.9%	7.4%
5 to 14 Years	15.1%	13.3%	12.6%
15 to 17 Years	4.6%	3.6%	3.5%
18 to 19 Years	2.5%	2.2%	2.3%
20 to 24 Years	6.4%	6.8%	7.0%
25 to 29 Years	7.9%	9.3%	9.3%
30 to 34 Years	7.9%	9.0%	9.2%
35 to 39 Years	7.9%	7.8%	8.1%
40 to 49 Years	12.6%	11.8%	12.0%
50 to 59 Years	9.4%	10.2%	10.5%
60 to 64 Years	5.3%	4.7%	4.8%
65 to 69 Years	4.1%	3.9%	3.8%
70 to 74 Years	3.3%	3.3%	3.2%
75 to 79 Years	2.1%	2.5%	2.5%
80 to 84 Years	1.1%	1.9%	1.8%
Age 85+	0.8%	1.9%	1.9%
Median Age	32.8	33.8	34.3

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	617	10,106	12,392
Elementary (0-8)	11.7%	6.4%	6.1%
Some High School (9-11)	15.6%	11.4%	11.7%
High School Graduate (12)	36.0%	38.8%	39.0%
Some College (13-15)	20.1%	22.1%	21.7%
Associate Degree Only	6.8%	8.6%	8.3%
Bachelor's Degree Only	7.1%	8.4%	8.7%
Graduate Degree	2.8%	4.3%	4.5%
HOUSING UNITS			
Occupied Units			
2027 Projection	403	5,952	6,583
2022 Estimate	406	5,990	6,629
Owner Occupied	188	3,509	4,011
Renter Occupied	182	2,438	2,575
Vacant	36	43	43
Persons in Units			
2022 Estimate Total Occupied Units	370	5,947	6,586
1 Person Units	27.0%	30.0%	29.3%
2 Person Units	29.7%	31.5%	32.0%
3 Person Units	15.7%	14.5%	14.6%
4 Person Units	14.3%	12.2%	12.4%
5 Person Units	6.2%	6.6%	6.6%
6+ Person Units	7.3%	5.2%	5.2%



POPULATION

In 2022, the population in your selected geography is 18,460. The population has changed by 13.9 percent since 2000. It is estimated that the population in your area will be 18,235 five years from now, which represents a change of -1.2 percent from the current year. The current population is 53.3 percent male and 46.7 percent female. The median age of the population in your area is 34.3, compared with the U.S. average, which is 38.6. The population density in your area is 235 people per square mile.



HOUSEHOLDS

There are currently 6,586 households in your selected geography. The number of households has changed by 14.5 percent since 2000. It is estimated that the number of households in your area will be 6,545 five years from now, which represents a change of -0.6 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2022, the median household income for your selected geography is \$46,669, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 46.9 percent since 2000. It is estimated that the median household income in your area will be \$52,666 five years from now, which represents a change of 12.9 percent from the current year.

The current year per capita income in your area is \$23,403, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$62,718, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 9,667 people in your selected area were employed. The 2000 Census revealed that 52.4 percent of employees are in white-collar occupations in this geography, and 47.6 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 15.0 minutes.



HOUSING

The median housing value in your area was \$154,183 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 3,749 owner-occupied housing units and 2,005 renter-occupied housing units in your area. The median rent at the time was \$338.



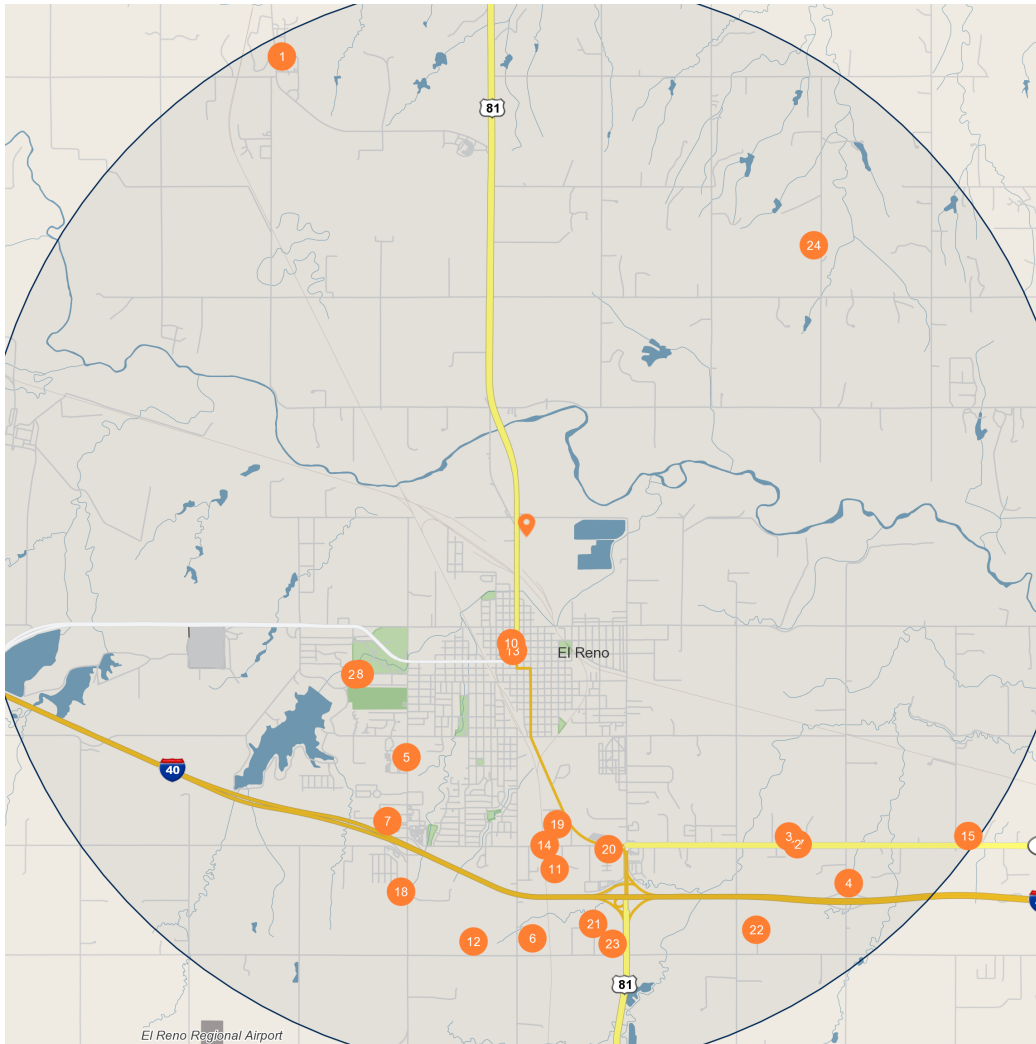
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 4.5 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 8.7 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 8.3 percent vs. 8.4 percent, respectively.

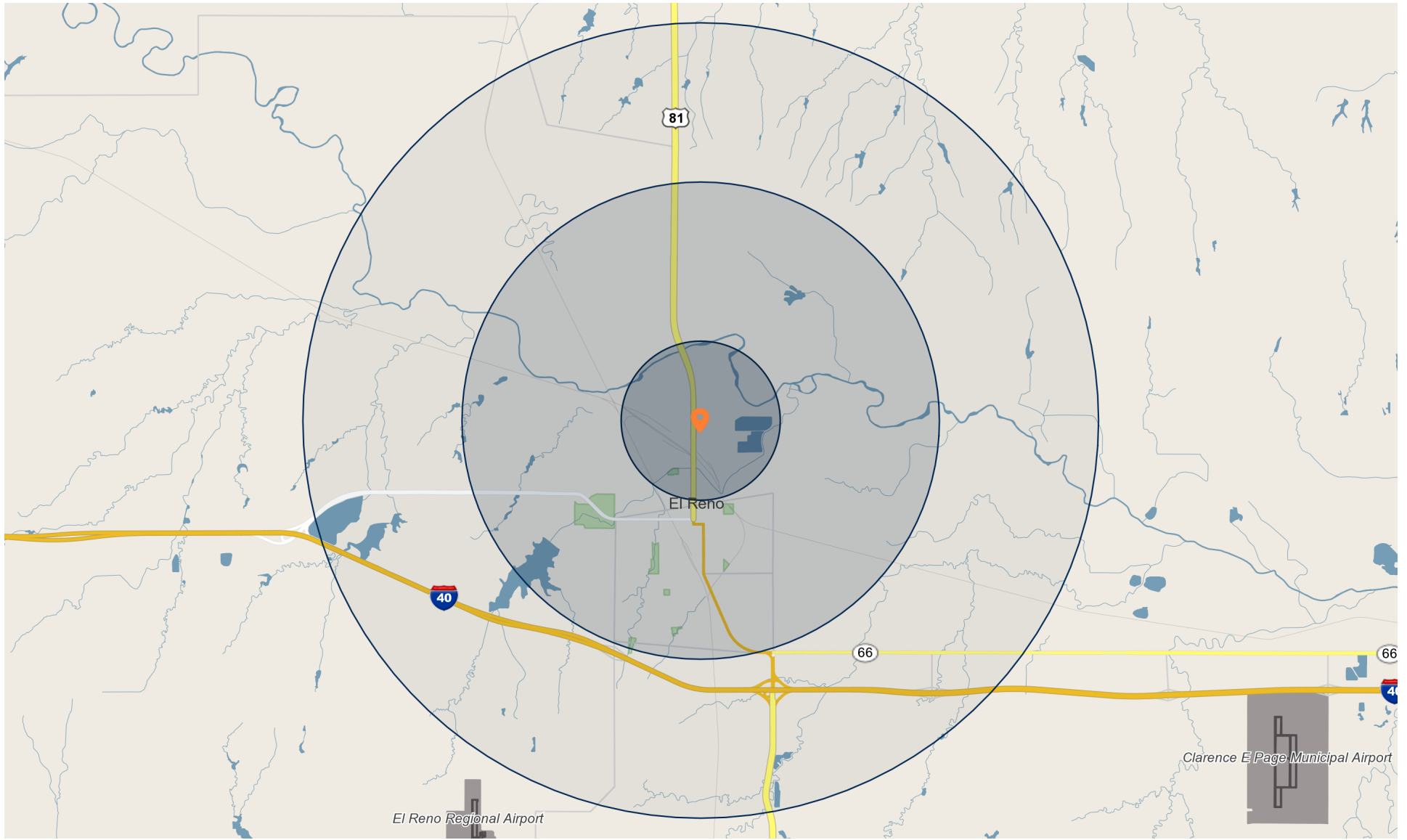
The area had more high-school graduates, 39.0 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 21.7 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // 1.8 AC Tract - El Reno



Major Employers		Employees
1	Cheyenne and Arapaho Tribes	500
2	Federal Prison Industries-Unicor	360
3	Nabors Well Services Co-Nabors Industries	360
4	Universal Pressure Pumping Inc	350
5	Redlands Community College	300
6	Axip Energy Services LP	296
7	Walmart Inc-Walmart	270
8	Mercy Hospital El Reno Inc-MERCY HOSPITAL EL RENO	200
9	Stevens Trucking Co	180
10	County of Canadian	150
11	Dexter Axle Company-Dexter Axle	150
12	Schlumberger Technology Corp-Dowell Schlumberger	113
13	City of El Reno	112
14	Gemini Coatings Inc	110
15	Canadian Valley Technology Ctr	103
16	Gemini Industries Inc-Gemini Coatings	100
17	Federal Prison Industries-Unicor	89
18	B & B Theatres Oper Co Inc	79
19	Delson Properties Ltd-Heritage	76
20	Frontier Chevrolet Co-Frontier Chevrolet	75
21	Cal-Cleve Limited-DOT Line Transportation	75
22	Tuttle & Tuttle Trucking Inc	71
23	Mathena Inc	70
24	Winter Livestock Inc	67
25	Mercy Hospital El Reno Inc-Pv Hospital Home Health	65

1.8 AC Tract - El Reno // DEMOGRAPHICS





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