

FOR SALE

THE MONTICELLO

512 SW 3RD ST, OKLAHOMA CITY, OK 73109



BANTA

Property Group

BANTA PROPERTY GROUP, LLC

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PROPERTY DESCRIPTION

Located at the gateway of downtown Oklahoma City's vibrant core, The Monticello presents a rare opportunity for owner-users, investors, or developers seeking flexibility in a prime location.

The 17,650 SF building on 0.86 acres can be utilized as-is for retail, creative office, or showroom use — or redeveloped for mixed-use, restaurant, or multifamily. Just steps from Scissortail Park, the Omni Hotel, and Paycom Center, the site benefits from exceptional visibility, walkability, and access to downtown amenities.

With Downtown Business District zoning (DBD), a DPDSHA overlay, and location within an Opportunity Zone, The Monticello offers strong potential for adaptive reuse or redevelopment in Oklahoma City's booming urban corridor.

OFFERING SUMMARY

Sale Price:	\$3,500,000
Number of Units:	2
Lot Size:	37,579 SF
Building Size:	17,650 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	343	2,377	11,825
Total Population	1,039	5,894	28,884
Average HH Income	\$73,703	\$70,236	\$65,545

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Building Name	The Monticello
Property Type	Retail
Property Subtype	Free Standing Building
APN	R017687200
Building Size	17,650 SF
Lot Size	37,579 SF
Building Class	C
Year Built	1936
Year Last Renovated	2007
Number of Floors	1
Number of Buildings	1

Prime Downtown OKC Investment Opportunity — Steps from Scissortail Park & Paycom Center

Positioned in the heart of Oklahoma City's vibrant and expanding downtown, 512 SW 3rd Street presents an exceptional opportunity for investors, developers, or owner-users seeking a property surrounded by the city's top destinations.

Unbeatable Downtown Location

Enjoy a front-row seat to Oklahoma City's resurgence — just steps from Scissortail Park, the upscale Omni Hotel, and the Myriad Botanical Gardens. The property is also within walking distance of the Paycom Center, home of the National Champion Oklahoma City Thunder, as well as a premier venue for major concerts, comedic acts, and national entertainment tours.

Business Meets Lifestyle

This address offers the perfect blend of accessibility and atmosphere — ideal for an office, retail, or creative redevelopment. Walk to downtown's best cafés, restaurants, and cultural attractions, or take advantage of easy access to I-40, I-235, and I-35, connecting you to the entire metro with ease.



- Located within a designated Opportunity Zone — offering potential tax advantages for investors
- Zoned Downtown Business District (DBD) with a DPDSHA – Downtown Scenic Highway Area overlay, supporting a wide range of commercial, office, and mixed-use redevelopment opportunities
- Steps from Scissortail Park, Omni Hotel & Myriad Botanical Gardens
- Walking distance to Paycom Center — home of the National Champion Oklahoma City Thunder, plus major concerts & live entertainment
- Prime location in Oklahoma City's booming urban core
- Surrounded by top dining, retail & lifestyle destinations
- Ideal for office, creative studio, or mixed-use redevelopment

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SW 3RD STREET

Power Pole
PND. 3/8" IRON PIN
25.0
50.18
175.32 (Mag.)
175.6
BUILDING ON E
125.0
Power Pole
SET P.K. NA

Overhead Power Line

10 9 8 7 6 5 4

512-512 1/2

GRAVEL

Overhead Sign

135.0
132.0
125.0
135.0
125.0
135.0

COMMON WALL ON E

Party Wall

90' 9" 10' 65"
6.35

175.0

SET 3/8" IRON PIN
fence
89' 47" 25"

SET 3/8" IRON PIN

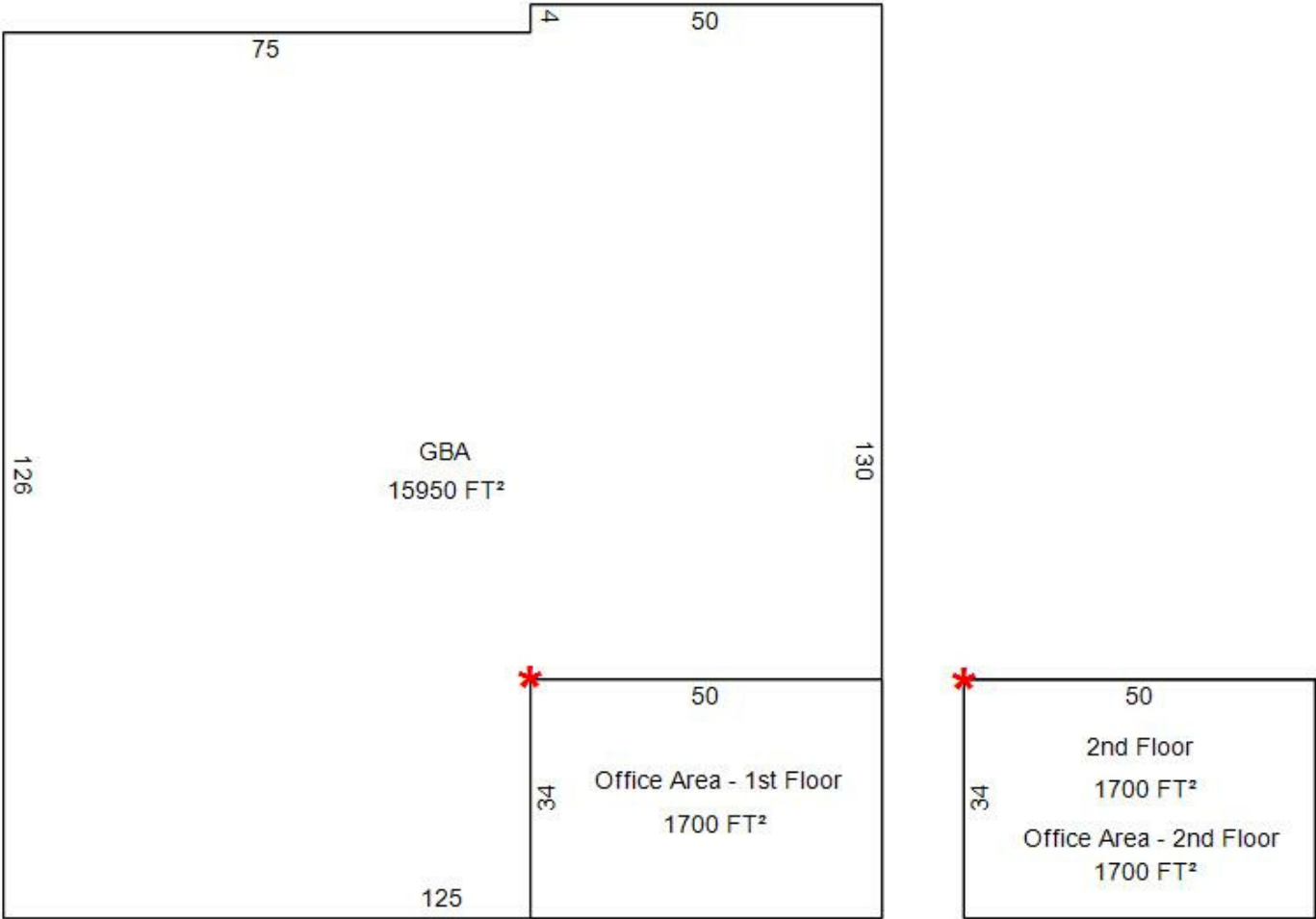
LOCATION MAP

R 3 W
RENO AVENUE
WESTERN AVENUE
PROJECT LOCATION
SANTA FE AVENUE
T 11 N
S.W. 15TH STREET

Scale: 1" = 100'

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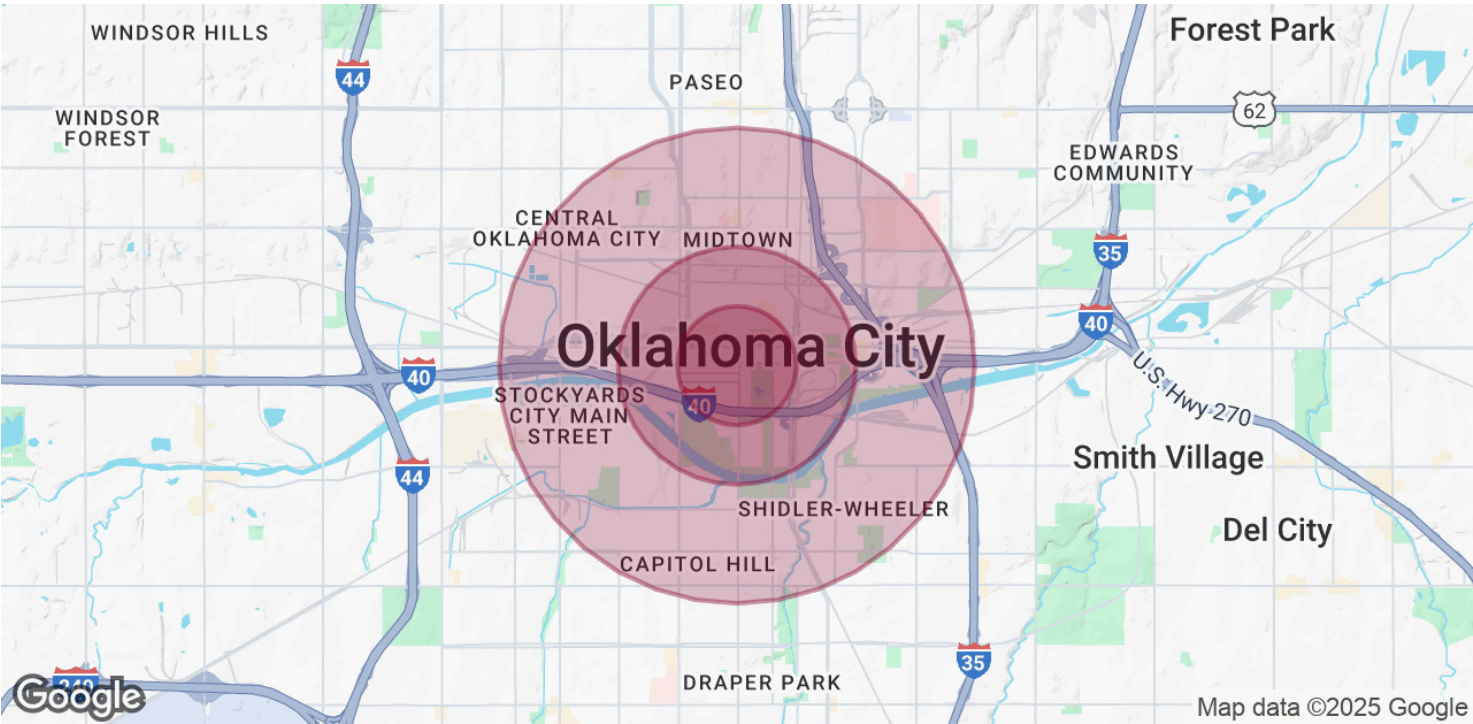
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	1,039	5,894	28,884
Average Age	41	38	36
Average Age (Male)	43	38	36
Average Age (Female)	39	37	35

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	343	2,377	11,825
# of Persons per HH	3	2.5	2.4
Average HH Income	\$73,703	\$70,236	\$65,545
Average House Value	\$292,008	\$375,248	\$276,642

Demographics data derived from AlphaMap

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