



# OFFERING MEMORANDUM

USER/OCCUPIER/INVESTOR OPPORTUNITY  
1220 W. Keystone Ave, Catoosa, OK

## 31,929 SQUARE FOOT INDUSTRIAL BUILDING



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# TABLE OF CONTENTS



## EXECUTIVE SUMMARY

1



## PROPERTY INFORMATION

2



## MARKET OVERVIEW

3

# EXECUTIVE SUMMARY

## OFFERING SUMMARY



Listing Price  
\$3,600,000



Cap Rate  
0.00%



Price/SF  
\$112.75

Financial	Property
Listing Price	Square Feet
Down Payment	Office Percentage
NOI	Lot Size
Cap Rate	Year Built
Price/SF	Zoning
Average Rent	Tulsa Port
Occupancy	

Site is part of the Tulsa Port of Catoosa comprised of approximately 2,500 acres of industrial development with more than 72 different industries - this project has a land lease with the Port which is perpetual and is an opportunity and obligation and should be considered when offering on this site. The cost for this land lease paid by the owner to the Port is \$5,700.00 per month.



# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

31,929 square foot industrial, manufacturing building for sale - unique linear building with high ceilings (30') clear height. Project is part of the Tulsa Port of Catoosa comprised of approximately 2,500 acres of industrial development. The Port is located in a Foreign Trade Zone (FTZ).

### HIGHLIGHTS

- Ideal industrial building near 1-40 and US Route 66
- Features:
  - Seven (7) drive-in doors - Four (4) at near ceiling height and three (3) measuring 20' x 25' along
  - Two (2) Ten (10) Ton Bridge Cranes (47'± Spans; 21'± Hook Heights)



# PROPERTY INFORMATION

## PROPERTY DETAILS

### Site Description

Parcel Number	660005915
Zoning	IL – Industrial Light
Year Built	2011
Topography	Flat
Cross Streets	Highway 167 & W. Keystone Ave.

### Construction

Framing	Steel
Exterior	Ample area outside storage and truck turning radius and parking
Parking	.67 / 1,000 SF
Roof	Steel
Floor Plate	30,000
Floor Support	Concrete
Load Factor	-%
Clear Height	30'
Column Spacing	Clear
Dock Doors	-
Grade Level Doors	7 (3-20'x25'; 4-near ceiling height)
Space Breakdown	Rectangle
Power	Heavy

### Mechanical

HVAC	Gas Forced Air
Elevators	0
Fire Protection	Sprinklers
Percent with A/C	6%

### Utilities

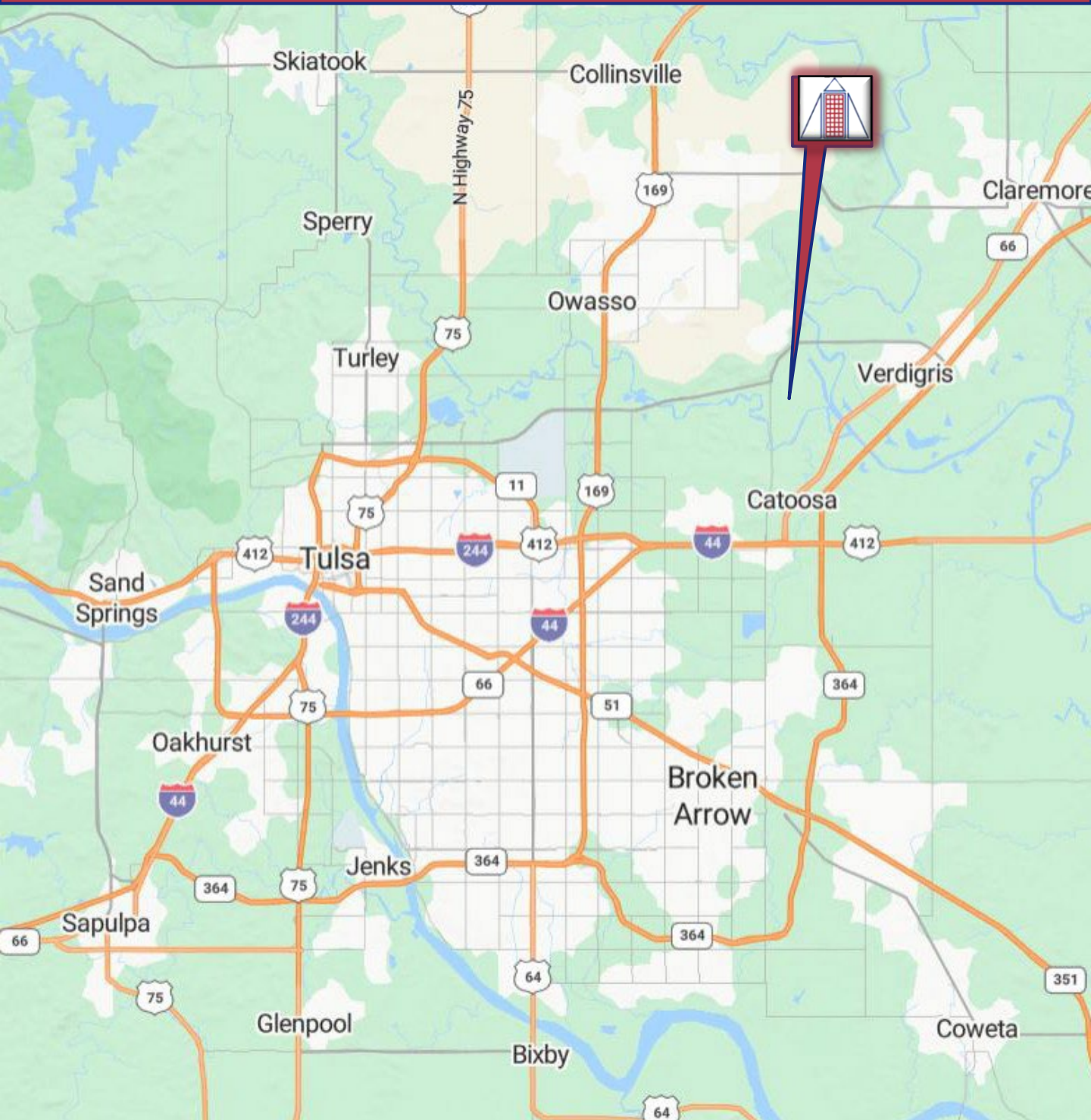
Electric	480/277 V
Sewer	City
Water	City
Local Phone	Regional





# PROPERTY INFORMATION

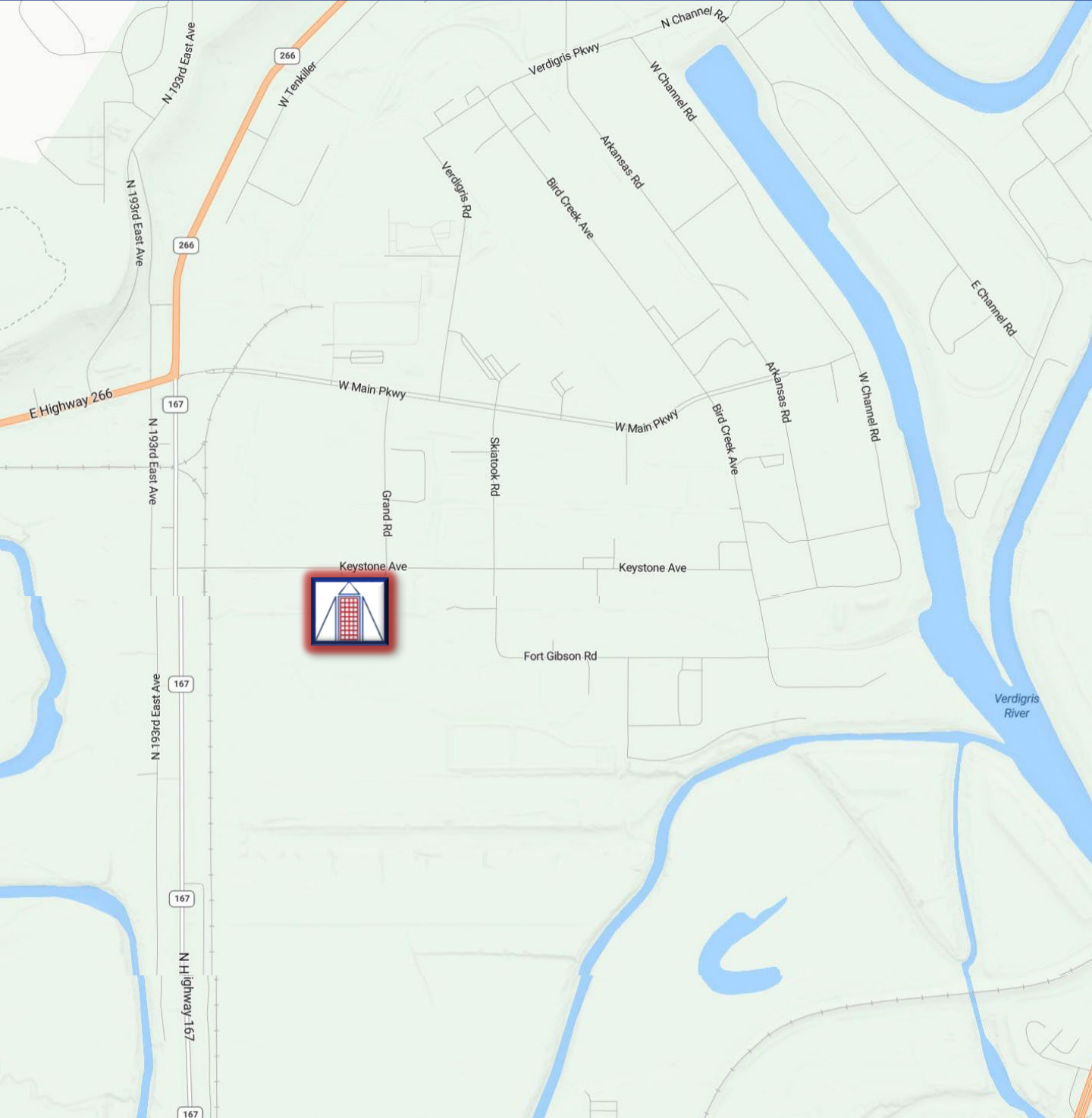
## REGIONAL MAP



1220 W. Keystone Ave, Catoosa, OK

# PROPERTY INFORMATION

## LOCAL MAP

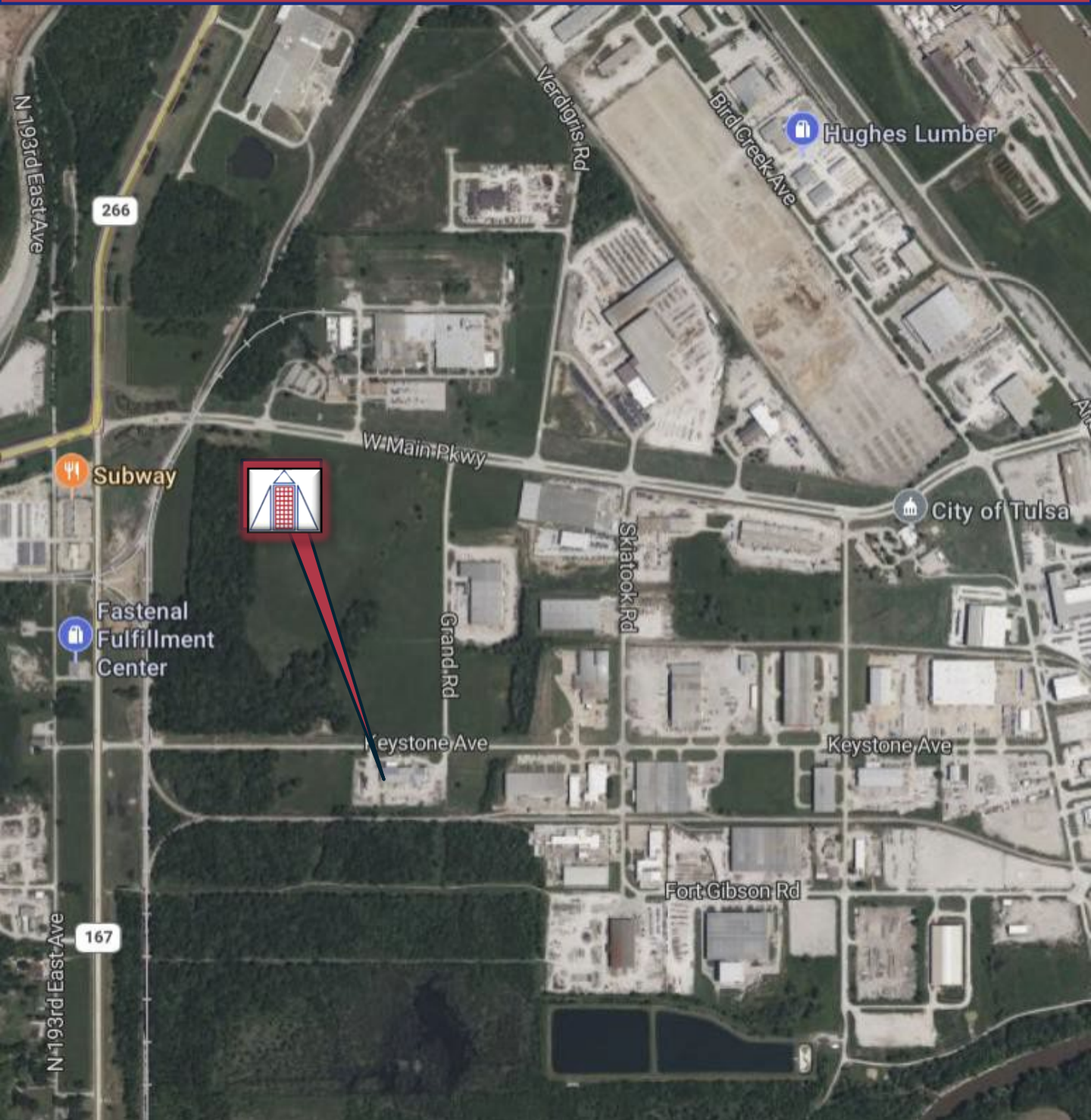


1220 W. Keystone Ave, Catoosa, OK



# PROPERTY INFORMATION

## AERIAL VIEW



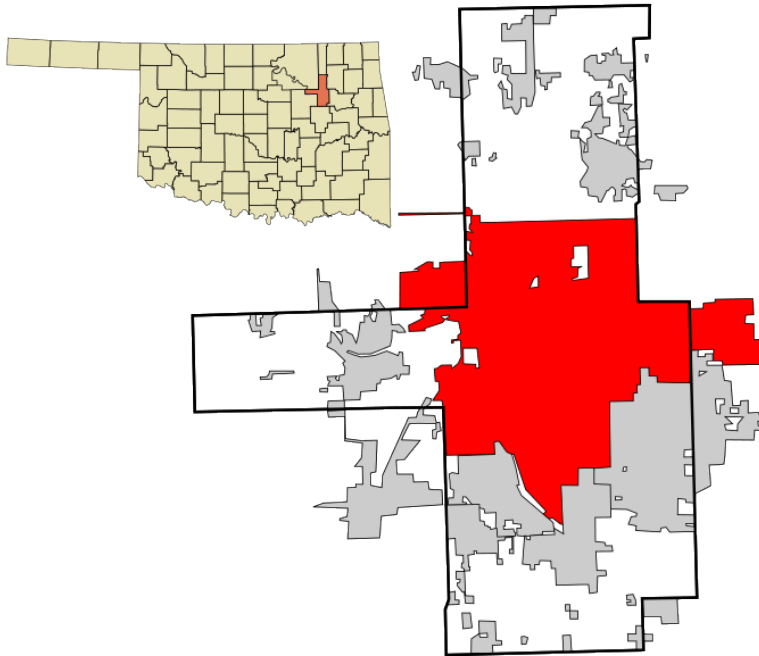
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# MARKET OVERVIEW

## TULSA, OK

Known as the Oil Capital of the World, after oil was discovered in the region in 1901, the Tulsa metro has grown to a population of 1 million residents. The market is composed of Tulsa, Osage, Okmulgee, Rogers, Wagoner, Creek and Pawnee counties in northeastern Oklahoma, an area commonly referred to as Green Country for its vegetation, hilly terrain and numerous lakes. The city of Tulsa is home to the largest share of residents in the metro, with almost 412,000 inhabitants, solidifying it as the second-largest municipality in the state of Oklahoma. Broken Arrow also contains nearly 124,000 residents.



### ECONOMY

- For many years, petroleum production dominated the economy, which has diversified to include telecommunications, structural metals and aerospace manufacturing, as well as air transportation.
- Other major companies — aside from the two Fortune 500 firms headquartered in Tulsa include QuikTrip, IC of Oklahoma, LLC, which is one of the largest school bus manufacturers, Verizon and Public Service Company of Oklahoma, the local utility.
- The Tulsa Port of Catoosa in Rogers County is the state's largest port, and it connects barge traffic on the Arkansas and Verdigris rivers to ports around the world, via the Mississippi River.

### METRO HIGHLIGHTS

#### ADVANTAGEOUS LOCATION

The metro's central location in the country provides interstate access to many major markets, along with rail, air and port connections.

#### EMPLOYMENT OPPORTUNITIES

Two Fortune 500 companies are headquartered in the metro — ONEOK, Inc. and Williams Companies. More than 92,000 workers hold jobs in office-using segments.

#### AFFORDABLE COST-OF-LIVING

Tulsa home prices are more affordable than many other South Central cities, allowing roughly 65 percent of residents to own a home.



# MARKET OVERVIEW

## DEMOGRAPHICS



### POPULATION

In 2022, the population in your selected geography is 20,481. The population has changed by 40.3 percent since 2000. It is estimated that the population in your area will be 21,800 five years from now, which represents a change of 6.4 percent from the current year. The current population is 50.4 percent male and 49.6 percent female. The median age of the population in your area is 40.2, compared with the U.S. average, which is 38.6. The population density in your area is 261 people per square mile.



### HOUSEHOLDS

There are currently 7,483 households in your selected geography. The number of households has changed by 42.9 percent since 2000. It is estimated that the number of households in your area will be 8,012 five years from now, which represents a change of 7.1 percent from the current year. The average household size in your area is 2.7 people.



### INCOME

In 2022, the median household income for your selected geography is \$74,873, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 50.3 percent since 2000. It is estimated that the median household income in your area will be \$86,922 five years from now, which represents a change of 16.1 percent from the current year.



### EMPLOYMENT

In 2022, 10,428 people in your selected area were employed. The 2000 Census revealed that 62.3 percent of employees are in white-collar occupations in this geography, and 37.7 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 21.6 minutes.



### EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 8.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 19.1 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 higher than the nation's at 11.1 percent vs. 8.4 percent, respectively. The area had more high-school graduates, 29.3 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 25.3 percent in the selected area compared with the 20.4 percent in the U.S.



# MARKET OVERVIEW

## MAJOR EMPLOYERS

Major Employers		Employees
1	Cherokee Nation Entrmt LLC	2,500
2	Integrated Service Company LLC-Inserv	850
3	Becco Contractors Inc	350
4	Cherokee Nation Businesses LLC-CNB	280
5	Kelvion Products Inc	230
6	Kelvion Inc-Thermal Solutions	206
7	Advance Research Chemicals LLC	174
8	Catoosa Public School District-R J Wells Middle School	155
9	SPX Heat Transfer LLC	151
10	Woolslayer Companies Inc-Lee C Moore	125
11	Ipsco Tubulars Inc-Ipsco Tubulars OK	105
12	Cherokee Builders Inc	100
13	Cherokee Nation Entrmt LLC	99
14	Cherokee Ntion Gvrnment Sltons	99
15	Martin Thomas Enterprises Inc-MEI Labels	90
16	Valmont Industries Inc-Valmont Coatings	90
17	Jay Rambo Company	80
18	Emco LLC-Emco Springs	80
19	Aegion Coating Services LLC-Crts	80
20	Claremore Public Schools-Catalayah Elementary School	70
21	Tri-Star Construction LLC	70
22	Steel and Pipe Supply Co Inc – Steel Ventures	67
23	Tristar Glass Inc	65
24	Emco Industries LLC-Emco Spring	65
25	Mazzios LLC-Mazzios Pizza	62





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