



PRICE: \$2,350,000

THE VENUE AT FOREST LAKE

3500 North Coltrane Road, Forest Park, OK 73121

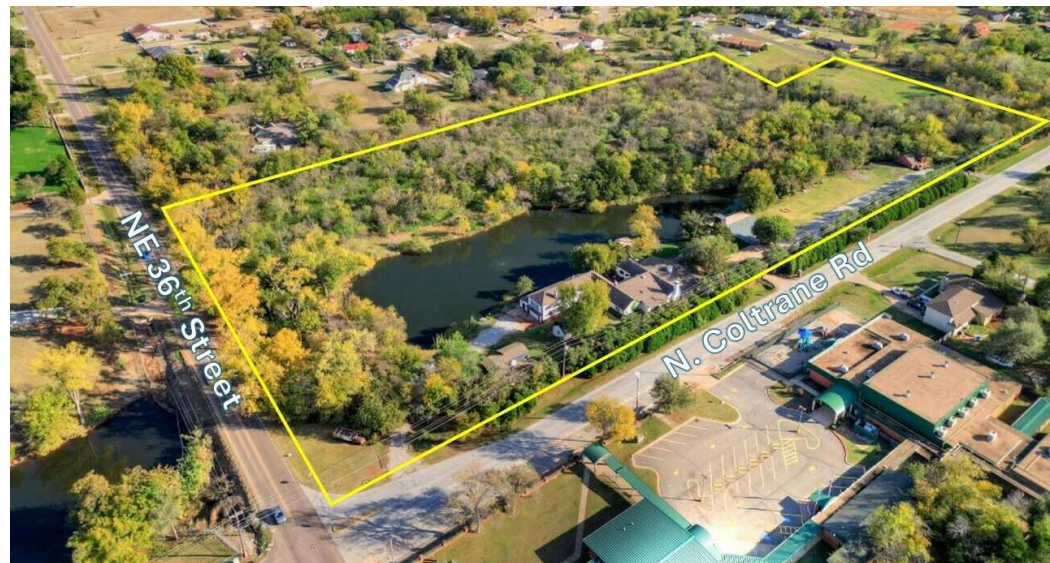
Brock Lytton

Broker
405.250.9596
brock@moriahgroup.net

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THE VENUE AT FOREST LAKE - OFFERING SUMMARY

3500 North Coltrane Road, Forest Park, OK 73121



Property Description

Historic and Charming venue and operating business for sale. Located in Forest Park this property feels very secluded but is only minutes away from all that OKC has to offer. Situated on 13 pristine and wooded acres with a private lake, this property brings dreams to reality for those seeking to own and operate a venue business. With several private suites this could offer a flexible space for weekend events or out of town guests. Any bride would dream about getting married lakeside on the private dock or have an intimate setting in the 100 seat chapel. Additionally, there is ample opportunity to develop the additional lakeside lots for more venue space or even luxury lakeside rentals for additional income streams. Don't miss this opportunity to own a piece of historic charm while operating a flourishing business.

Offering Summary

Sale Price:	\$2,350,000
Year Built/Renovated:	1930/2024
Lot Size:	(+/-) 13 Acres
Building Size:	9,563 SF
Private Lake:	1.5 AC
Private Suites:	5

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THE VENUE AT FOREST LAKE - PROPERTY HIGHLIGHTS

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- 9,563 SF home with historic 1930s charm and 2024 renovation
- Private 1.5 AC lake
- New Roof - 2024
- Indoor and Outdoor Event Spaces - Capacity up to 300 people
- Bride & Groom Suites
- Honeymoon Suite
- Indoor and Outdoor catering areas
- Accessible and highly coveted setting
- Multiple Value Add Opportunities

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THE VENUE AT FOREST LAKE - LOCATION MAP

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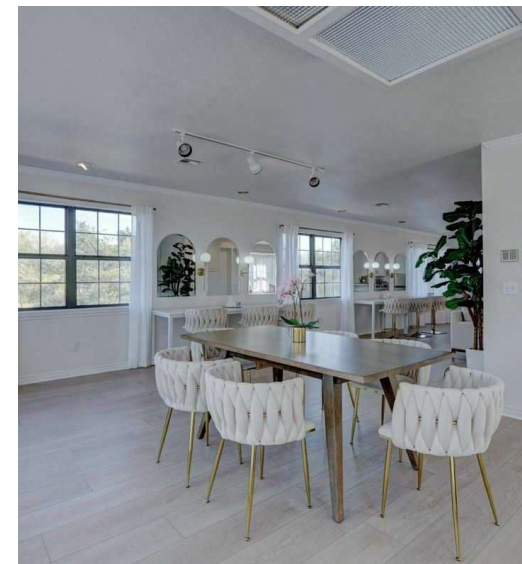
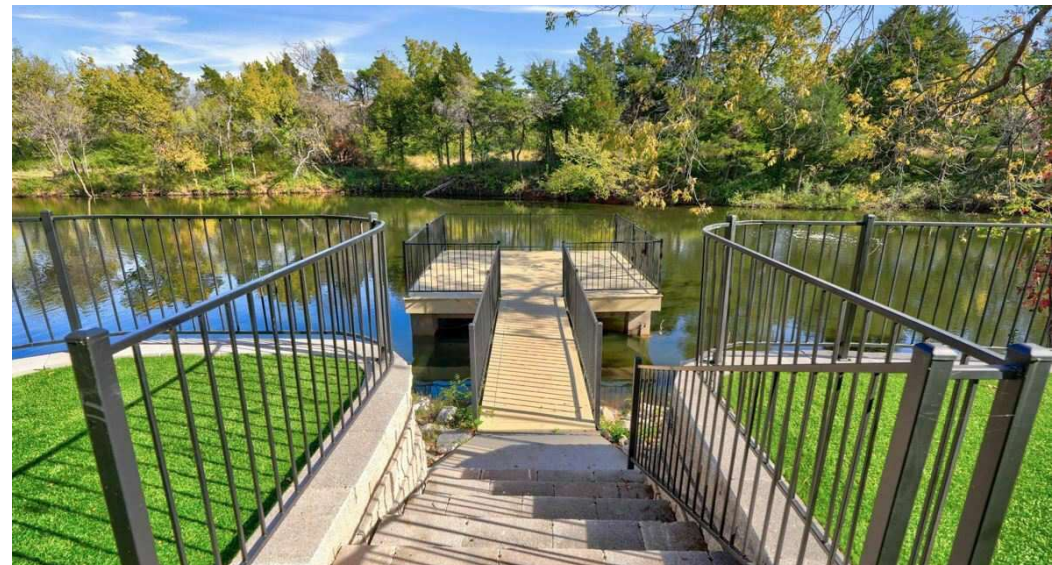
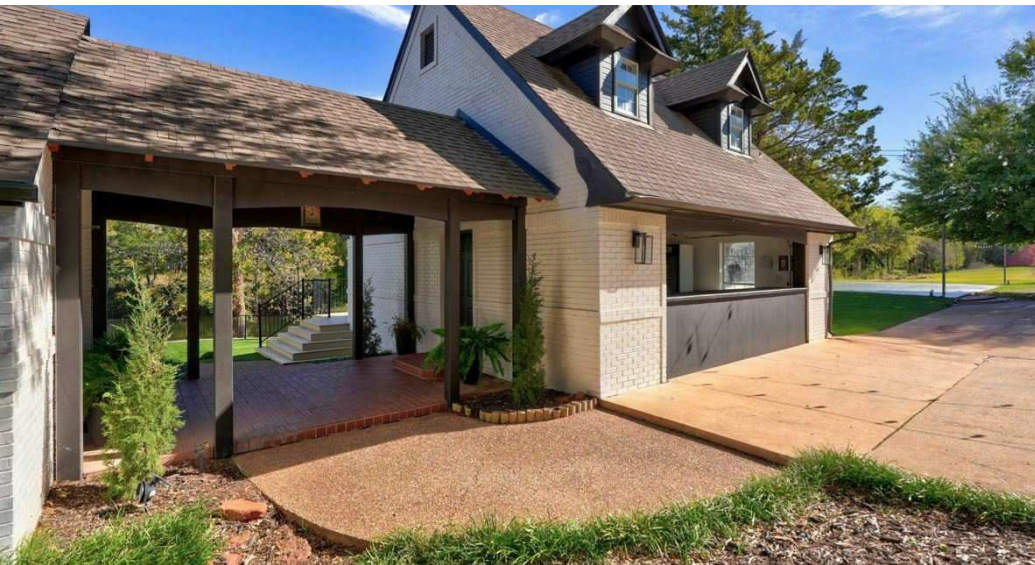
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MORIAH
BROKERAGE SERVICES, LLC

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THE VENUE AT FOREST LAKE - PICTURES

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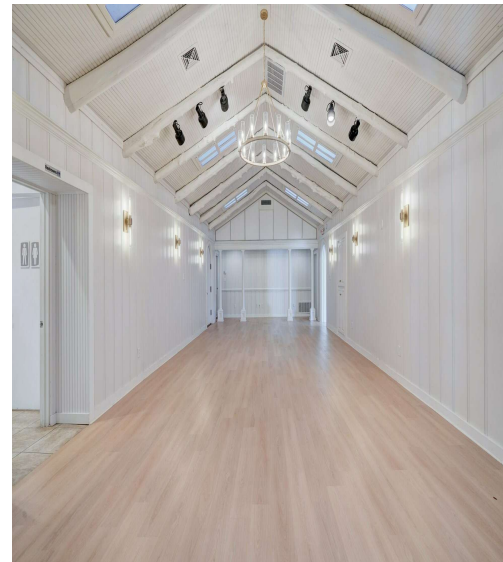
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THE VENUE AT FOREST LAKE - ADDITIONAL VALUE ADD DEVELOPMENT

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Exceptional Revenue Potential

Beyond the stunning venue and business already in operation, this property offers unparalleled opportunity for expansion with the addition of luxury lakeside cottages. Approved for the development of up to 10 cottages, each spanning 2,000 square feet, this enhancement positions the venue as a one-of-a-kind event destination.

These versatile rentals open the door to diverse revenue streams, catering to nightly stays for AirBnB rental and similar platforms, accommodations for large family gatherings or group events, or stay-and-play experiences for guests enjoying nearby premier golf courses.

The addition of these lakeside retreats would elevate the property to a new level of distinction, offering unmatched flexibility and appeal while significantly boosting its income potential. This development opportunity is what will set this venue apart, making it a landmark as well as a lucrative investment.



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THE VENUE AT FOREST LAKE - OKLAHOMA CITY STATISTICS

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DEMOGRAPHICS

Major Downtown Employers:

- Health Care - SSM Health, OU Medical Center, OU Health Sciences Center, VA Medical Center, Valir Health, Dean A. McGee Eye Institute
- Financial Services- BancFirst, JPMorgan Chase, Bank of Oklahoma, Bank of America, Heartland Payment Systems, Arvest Bank
- Energy - OGE Energy, Oklahoma Natural Gas, Devon Energy, Continental Resources, Energy Transfer
- Other - Sonic HQ, AT&T, State of Oklahoma, City of Oklahoma City, Federal Government, Oklahoma County
- University of Oklahoma Health Sciences Center- 3,388, Oklahoma City University Law School- 450, The Academy of Contemporary Music at the University of Central Oklahoma 300, University of Oklahoma MBA Program- 300, Metro Tech Downtown, University of Central Oklahoma Downtown MBA/MPA- 69



11,082
RESIDENTS



4,500+
STUDENT POPULATION



80,093
WORKFORCE



2,982
BUSINESSES

WHAT IS MAPS?

Metropolitan Area Projects (MAPS) is Oklahoma City's pay-as-you-go, temporary-sales-tax, capital investment program. Downtown has attracted more than \$7 billion in public and private investment since the original MAPS projects.

MAPS I (1993) - \$363-million package, nine projects including:

- Chickasaw Bricktown Ballpark
- Bricktown Canal
- Oklahoma River
- Chesapeake Energy Arena

MAPS for Kids (2001) - \$700-million package that renovated or rebuilt every school in Oklahoma City limits.

MAPS 3 (2009) - \$777-million package, eight projects including:

- Modern Streetcar
- Whitewater rafting facility
- A new convention center
- 70-acre Scissortail Park

MAPS 4 (2019) - \$978-million package, 16 projects including:

- Investment in OKC's Innovation District
- Multipurpose outdoor stadium
- Beautification of key corridors
- 70% of package will be dedicated to neighborhood and human needs



DOWNTOWN OKC THIS DECADE

Oklahoma City started the decade with a new landscape as many game-changing projects have recently come to fruition in the city's core.

- The **First Americans Museum (FAM)** celebrates our shared history through the collective stories of 39 distinct tribal nations in Oklahoma today.
- The \$277-million **Oklahoma City Convention Center** opened featuring nearly 200,000 square feet of exhibit space.

- Adjacent to the convention center is a new 605-room headquarters hotel operated by **Omni Hotel & Resorts**.
- **Scissortail Park** is a 70-acre, fully programmed downtown park.
- The **Oklahoma City Streetcar** connects all these amenities to the rest of downtown.
- Currently under construction on the FAM property is **OKANA**, a \$300-million indoor waterpark. The resort will also feature a riverfront hotel, amphitheater, restaurants and retail.

RECENT OKC MARKET ARRIVALS AND ANNOUNCEMENTS

POTTERY BARN

THE CAPITAL GRIFFIN

ARHAUS

RH

Mesero

LUCCHESI

TRAVIS PRIST

ANDRETTI

RAMSAY'S KITCHEN

Tommy Bahama MARLIN BAR

WILLIAMS-SONOMA, INC.

URBAN OUTFITTERS



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