

FOR SALE

INDUSTRIAL / FLEX PROPERTY

5909 Aero Dr.
Tuttle, OK 73089

VERONICA BAKER
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$562,500
Building Size:	12,500 SF
Lot Size:	2.067 Acres
Price / SF:	\$45.00
Year Built:	1981

PROPERTY OVERVIEW

The property is located approximately 6 miles west of I-44 at the signalized intersection of Highway 37 and Sara Road, providing efficient connectivity to the south Oklahoma City metro and surrounding trade areas. The building features a large, mostly clear-span layout, accommodating a broad range of industrial, warehouse, and service uses. Direct frontage and visibility along Highway 37 support strong ingress/egress for employees, customers, and fleet traffic. The site is positioned near the expanding corridor and growing community of Tuttle.

PROPERTY HIGHLIGHTS

- 3 phase electricity to the property
- Dedicated curb cut on E. Highway 37 (10,169 VPD) with eastbound access from S. Sara Rd. (3,460 VPD)
- Climate controlled clear span building
- One grade level overhead door (10'H x 10'W)
- 14"clear height
- Opportunity for customization and expansion with highway visibility
- Convenient access to transportation networks (Tuttle, S. OKC, Mustang, Norman)

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AERIAL PHOTO



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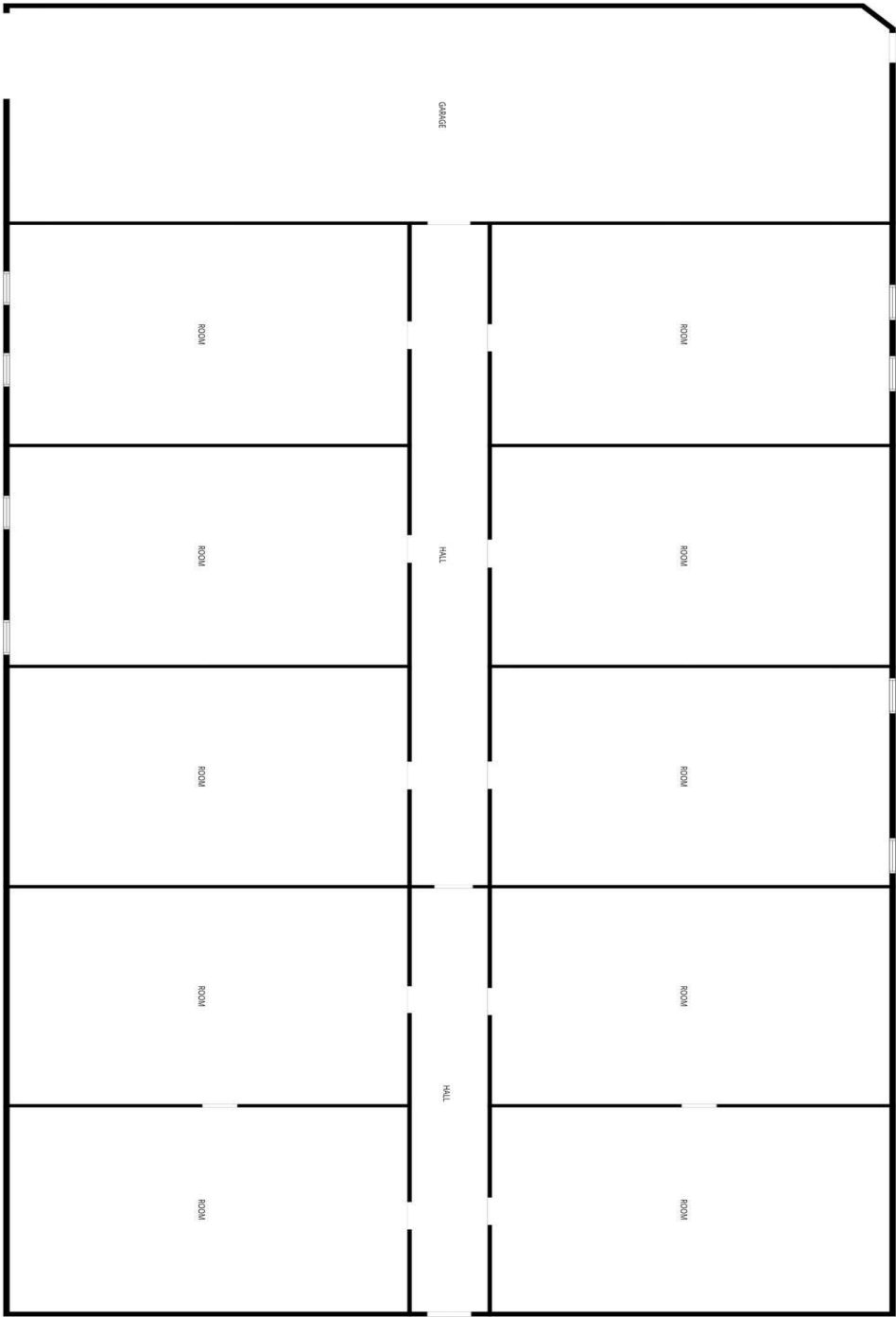
ADDITIONAL PHOTOS



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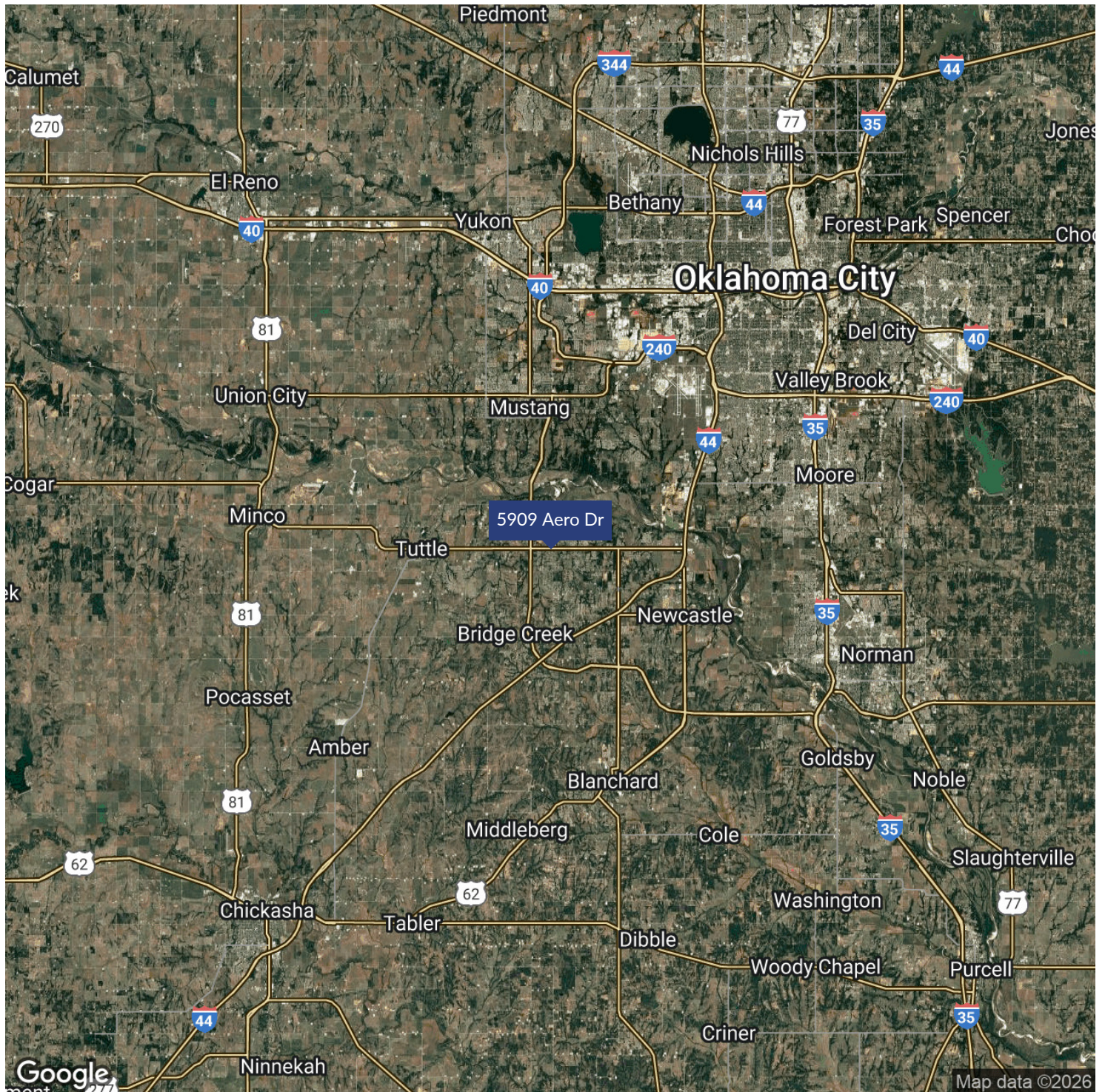
FLOOR PLAN (CLEAR SPAN / CUSTOMIZABLE)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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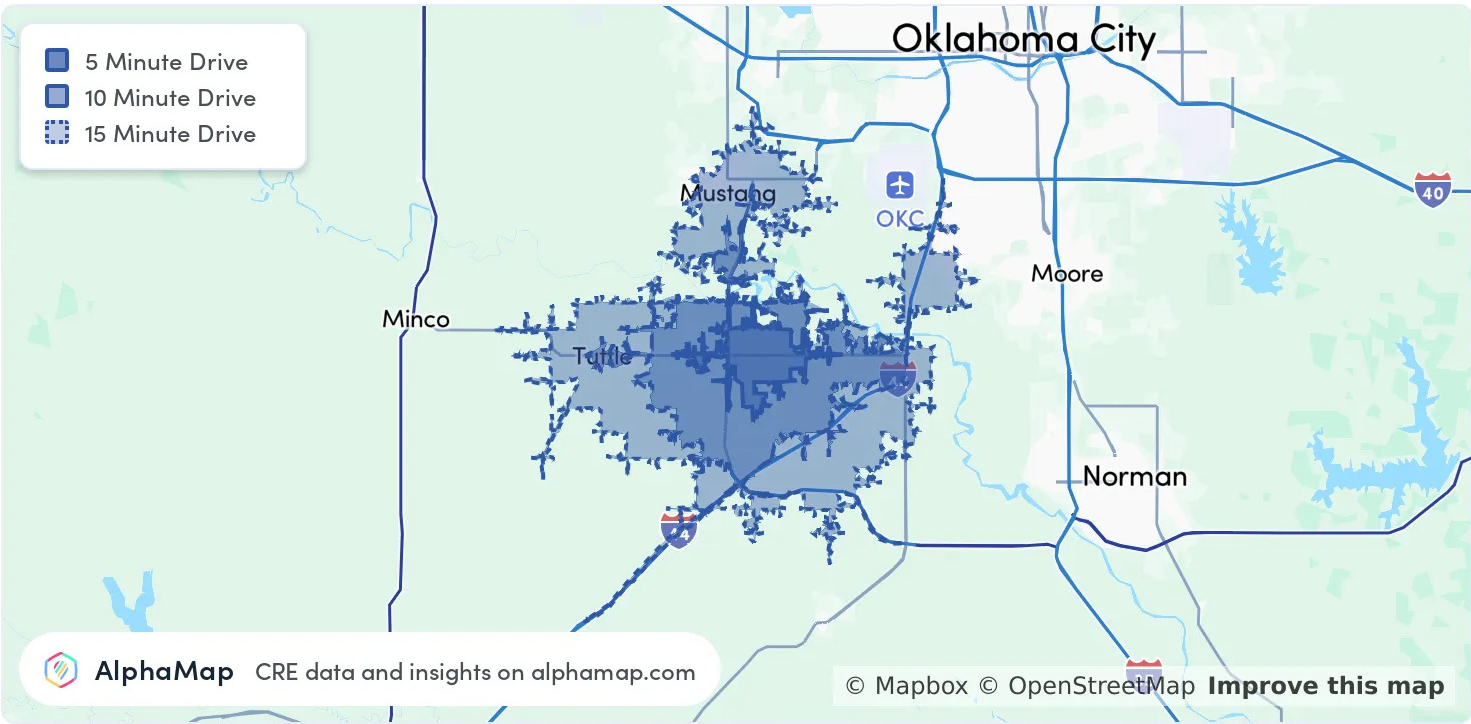
LOCATION MAP



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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	3,514	12,565	59,544
Average Age	43	42	39
Average Age (Male)	43	41	38
Average Age (Female)	44	42	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,275	4,445	21,795
Persons per HH	2.8	2.8	2.7
Average HH Income	\$120,928	\$125,629	\$111,178
Average House Value	\$316,214	\$315,170	\$269,756
Per Capita Income	\$43,188	\$44,867	\$41,177

Map and demographics data derived from AlphaMap

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