

FOR SALE

USDA ANADARKO

1001 Petree Road, Anadarko, OK 73005



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PIVOT

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PIVOT

Pivot Real Estate Brokerage
1214 NW Hudson, Suite 213
Oklahoma City, OK 73103
pivotproject.com/brokerage



PROPERTY INFORMATION



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for Office / Institutional / Governmental investors seeking a prime location in the thriving Anadarko area. This impressive property, boasting a 6,806 SF building constructed in 1991, presents a compelling investment in a sought-after market. With 100% occupancy, the property offers a strong and reliable income stream. USDA has been a tenant for 20 years and isn't going anywhere. The well-maintained building provides a versatile space perfectly suited for a range of office, institutional, or governmental purposes. Don't miss the chance to secure a valuable asset in this prosperous market, poised for future growth and success.

PROPERTY HIGHLIGHTS

- 6,806 SF building with potential for office or institutional use
- Fully renovated in 2019, offering modern amenities and infrastructure
- Prime location in Anadarko, OK, providing access to local businesses and resources
- 100% occupancy, ensuring immediate income for the investor
- Single-unit property, ideal for a streamlined investment

OFFERING SUMMARY

Sale Price:	\$875,000
Number of Units:	1
Lot Size:	41,382 SF
Building Size:	6,806 SF
NOI:	\$73,000.00
Cap Rate:	8.34%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	253	870
Total Population	239	686	2,302
Average HH Income	\$60,196	\$60,153	\$58,799



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LOCATION DESCRIPTION

Discover the vibrant business potential of Anadarko, OK, where the landscape of opportunity meets the promise of growth. Situated in a dynamic economic region, the area provides access to a diverse set of local amenities and attractions, including Anadarko Industrial Park, which is a major draw for businesses seeking a strategic location. The location is also within close proximity to local dining establishments, hotels, and retail centers. With easy access to major transportation arteries and a robust commercial landscape, Anadarko offers an ideal setting for an Office / Office Building investor to capitalize on the area's business-friendly environment and burgeoning market potential.

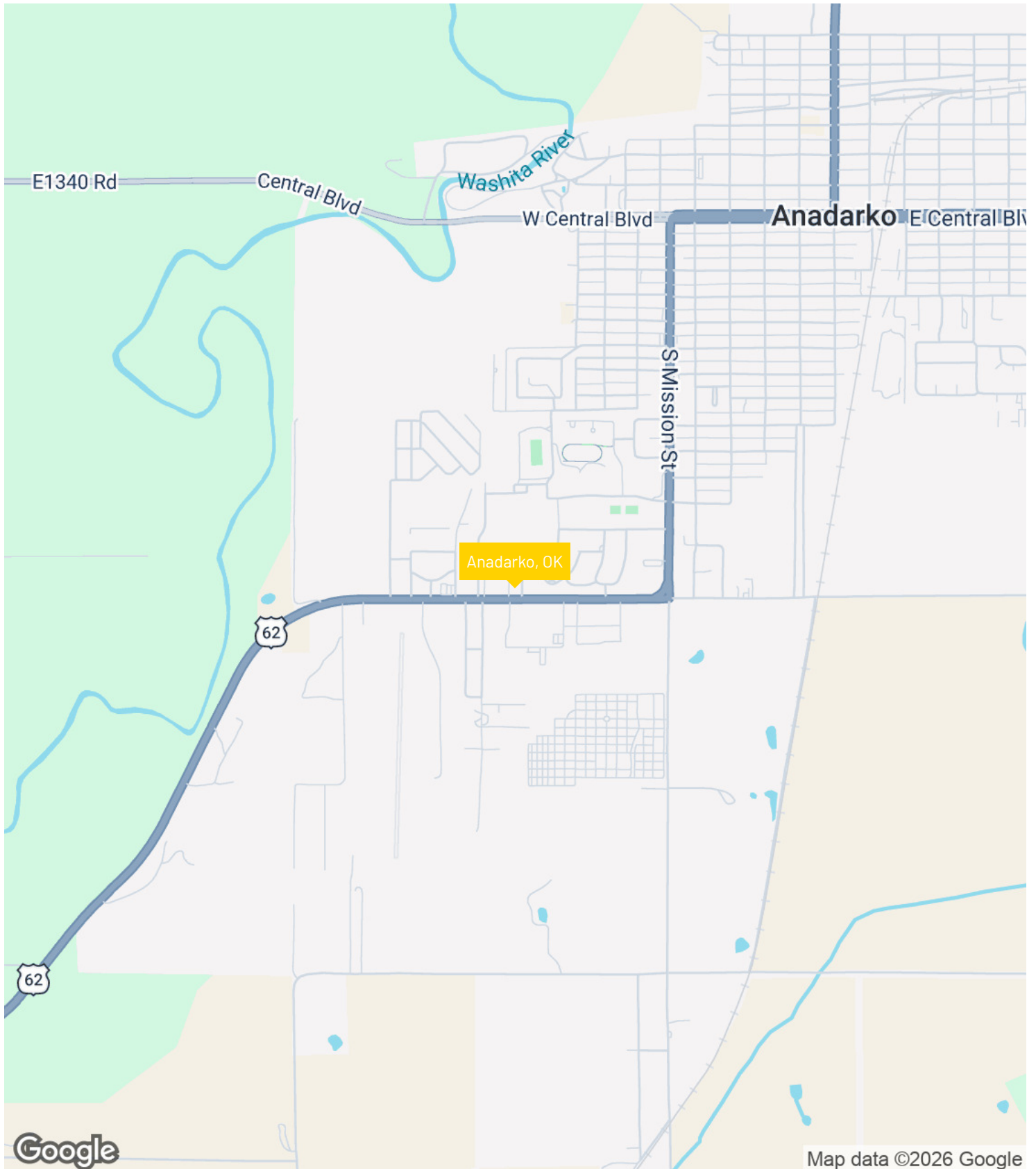


PROPERTY HIGHLIGHTS

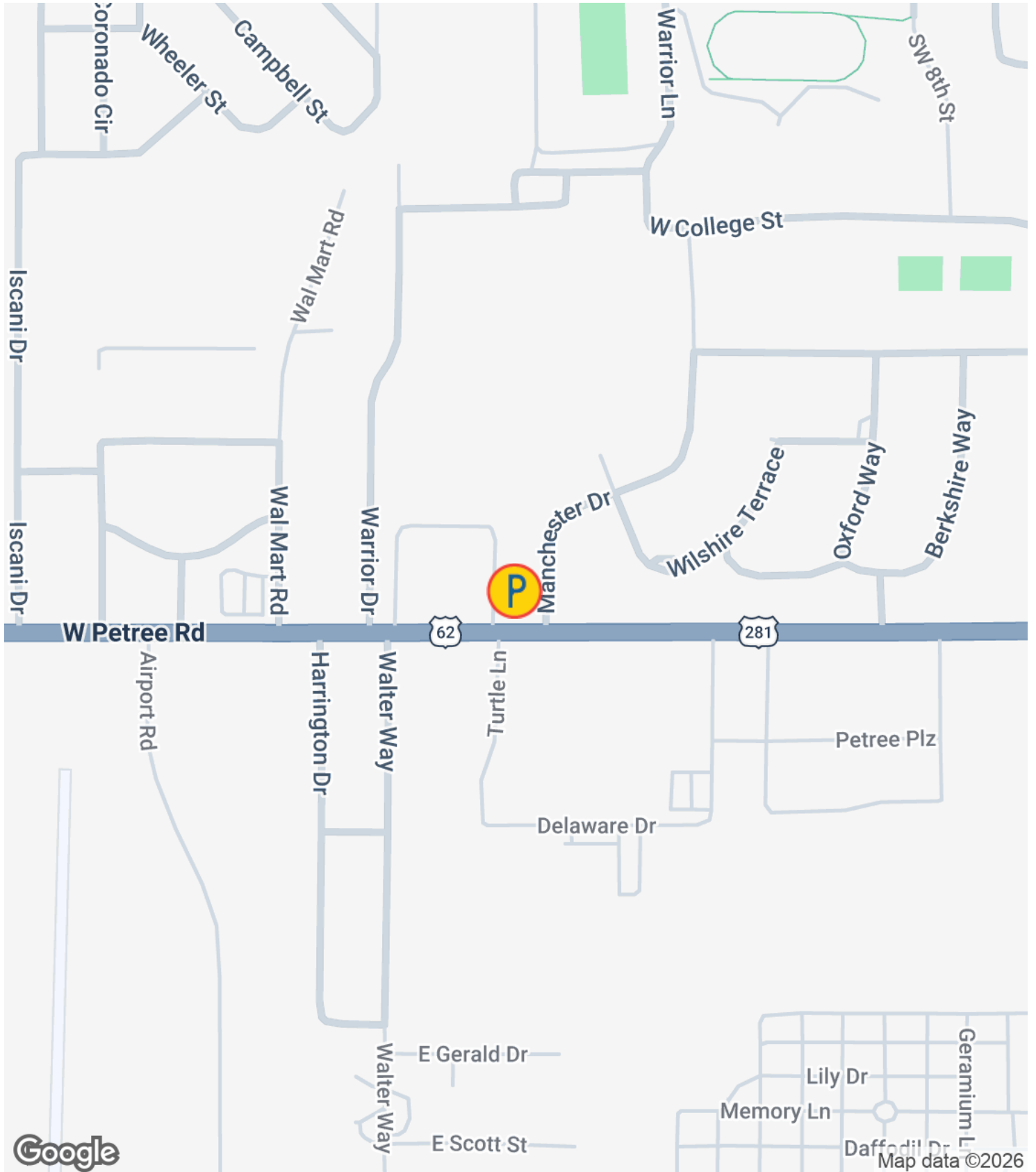
- 6,806 SF building with potential for office or institutional use
- Fully renovated in 2019, offering modern amenities and infrastructure
- Prime location in Anadarko, OK, providing access to local businesses and resources
- 100% occupancy, ensuring immediate income for the investor
- Single-unit property, ideal for a streamlined investment experience
- Built in 1991, featuring timeless architectural charm and character
- Strong historical performance as a reliable income-generating asset
- Proximity to governmental facilities and institutions, catering to institutional investors
- Well-maintained property with low operational and maintenance costs
- Potential for long-term lease agreements with government tenants

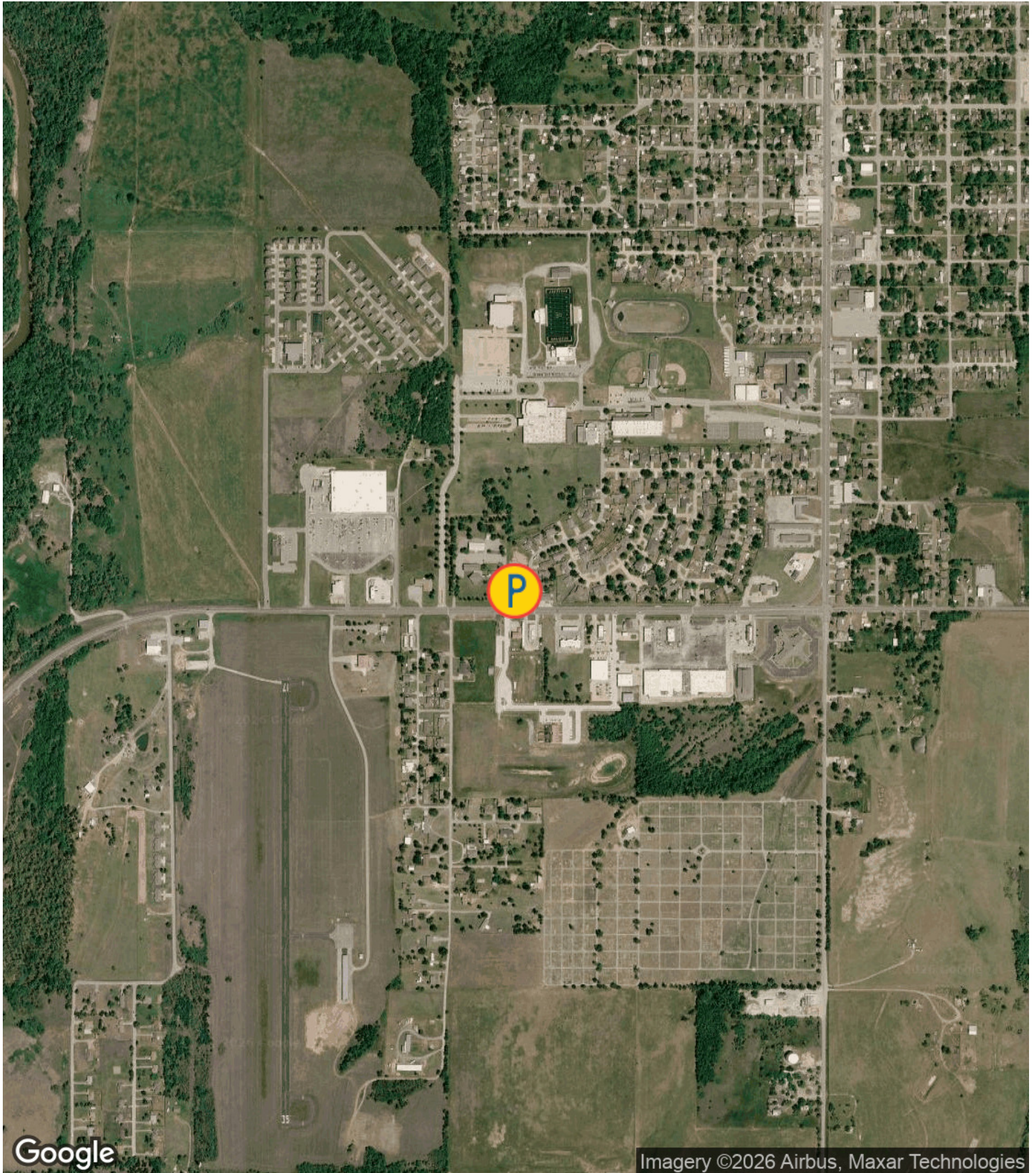


LOCATION INFORMATION



LOCATION MAP







FINANCIAL ANALYSIS

INVESTMENT OVERVIEW

Price	\$875,000
Price per SF	\$129
Price per Unit	\$875,000
CAP Rate	8.34%

OPERATING DATA

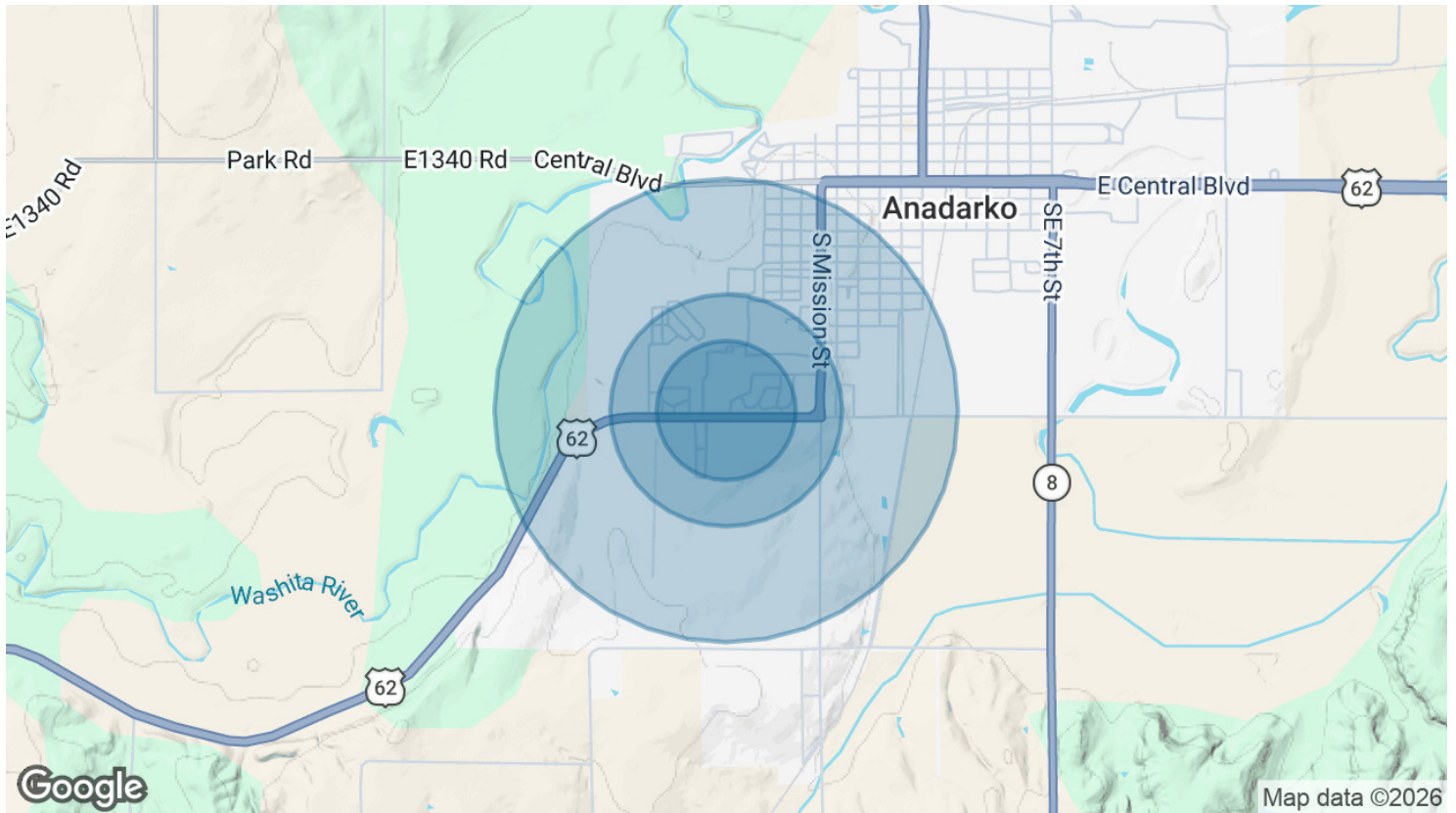
Net Operating Income	\$73,000
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	USDA	6,806 SF	100%	\$13.90	-	-	\$94,603	02-01-17	01-31-27
TOTALS		6,806 SF	100%	\$13.90	\$0	\$0.00	\$94,603		
AVERAGES		6,806 SF	100%	\$13.90			\$94,603		



DEMOGRAPHICS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	239	686	2,302
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	253	870
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$60,196	\$60,153	\$58,799
Average House Value	\$106,349	\$105,140	\$95,910

2020 American Community Survey (ACS)



ADVISOR BIOS



TIM STRANGE, CCIM, SIOR, CPM

President

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PROFESSIONAL BACKGROUND

Tim Strange, CCIM, SIOR, is the President and Managing Broker of Pivot Real Estate Brokerage. As a highly successful commercial real estate broker, developer, and property owner, Tim has been involved in more than \$1.2 billion in leasing and sales transactions. In brokerage, Tim puts the interests of his clients first, working collaboratively with the entire brokerage community to maximize value and opportunities for his clients. A major focus has been on federal government leased properties to the Government Services Administration (GSA) and Veteran's Affairs (VA). He also has worked with a wide range of clients, including sellers and buyers of commercial real estate, landlords, and tenants.

Through Rose Rock Development Partners, the firm that he co-founded, Tim is committed to projects that promote human flourishing, create value for stakeholders, and have an enduring impact on the communities he serves. He has been involved in the renovation and conversion of historic buildings to apartments and in new construction of commercial and multi-family properties. Tim works with landowners and municipalities who want to see their property developed, and also acquires properties to add value through re-purposing or improving their operational results. To date, Tim's (re)-developments completed, under construction or currently in his development pipeline exceed \$400 million.

EDUCATION

Southern Methodist University, BS in mechanical engineering

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