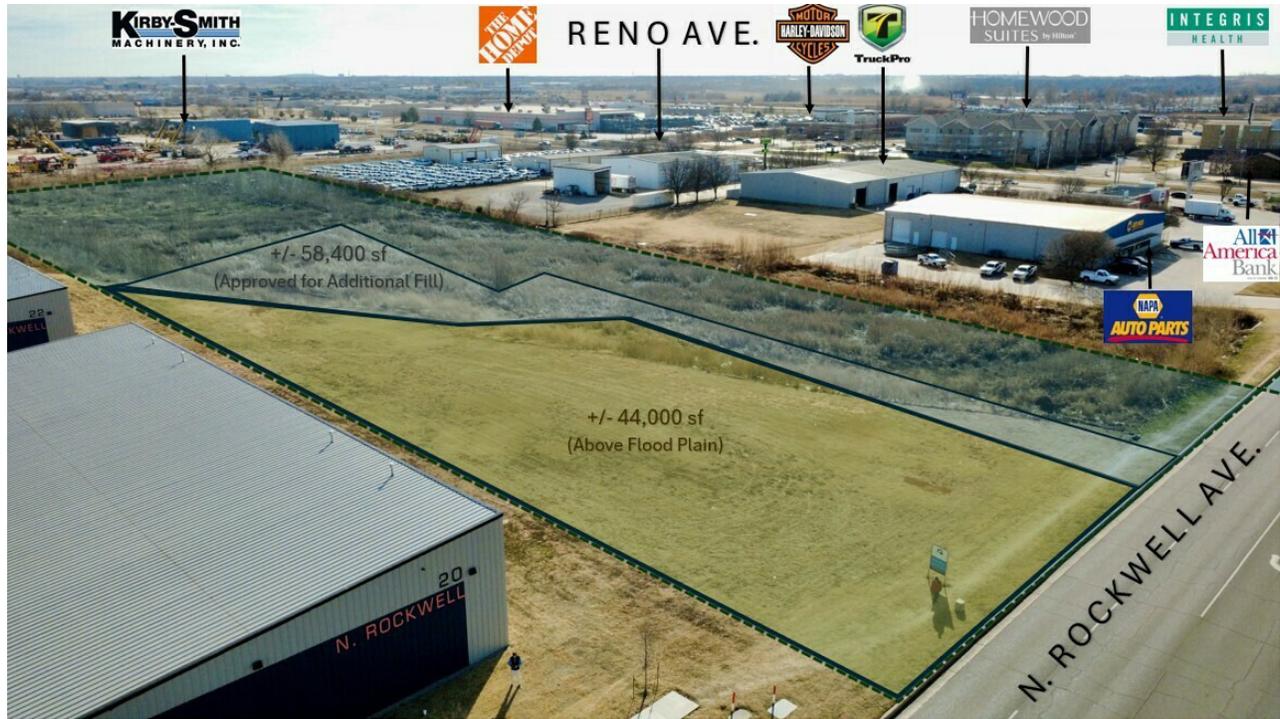


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$265,000
Useable SF:	+/- 44,000
Lot Size:	6 Acres MOL
Price / SF:	\$1.01
Zoning:	I-2
Market:	Oklahoma City

PROPERTY OVERVIEW

Located just off I-40, north of the N. Rockwell Ave. and Reno Ave. intersection, this site offers easy access to the entire Oklahoma City metro. The property consists of approximately 6 acres MOL, with roughly 44,000 SF MOL above the floodplain. Additionally, the City of Oklahoma City has approved approximately 102,400 SF MOL for fill placement, increasing the net usable area to nearly 2.35 acres. This creates a versatile development opportunity suitable for a wide range of potential uses.

The owner has completed the necessary due diligence with the City and appropriate agencies, including obtaining a flood activity permit, flood study, and wetland permit. All reports are available to qualified parties, subject to contract.

PROPERTY HIGHLIGHTS

- Zoned I-2 Industrial (Industrial and Retail opportunities)
- Fully serviced with all utilities to the site
- Excellent visibility with over 18,000 cars per day
- Approximately 320 feet of frontage along Reno Avenue
- Close to national brands and key service companies in the area
- Flood activity permit, flood study, and wetland permit in place (viewable subject to contract)

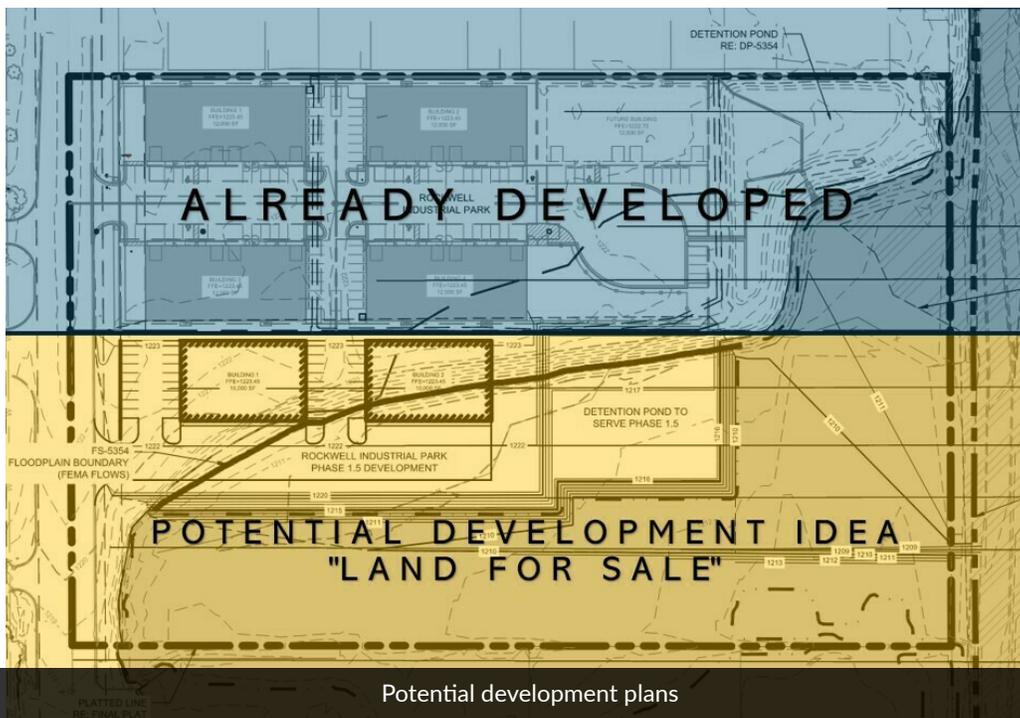
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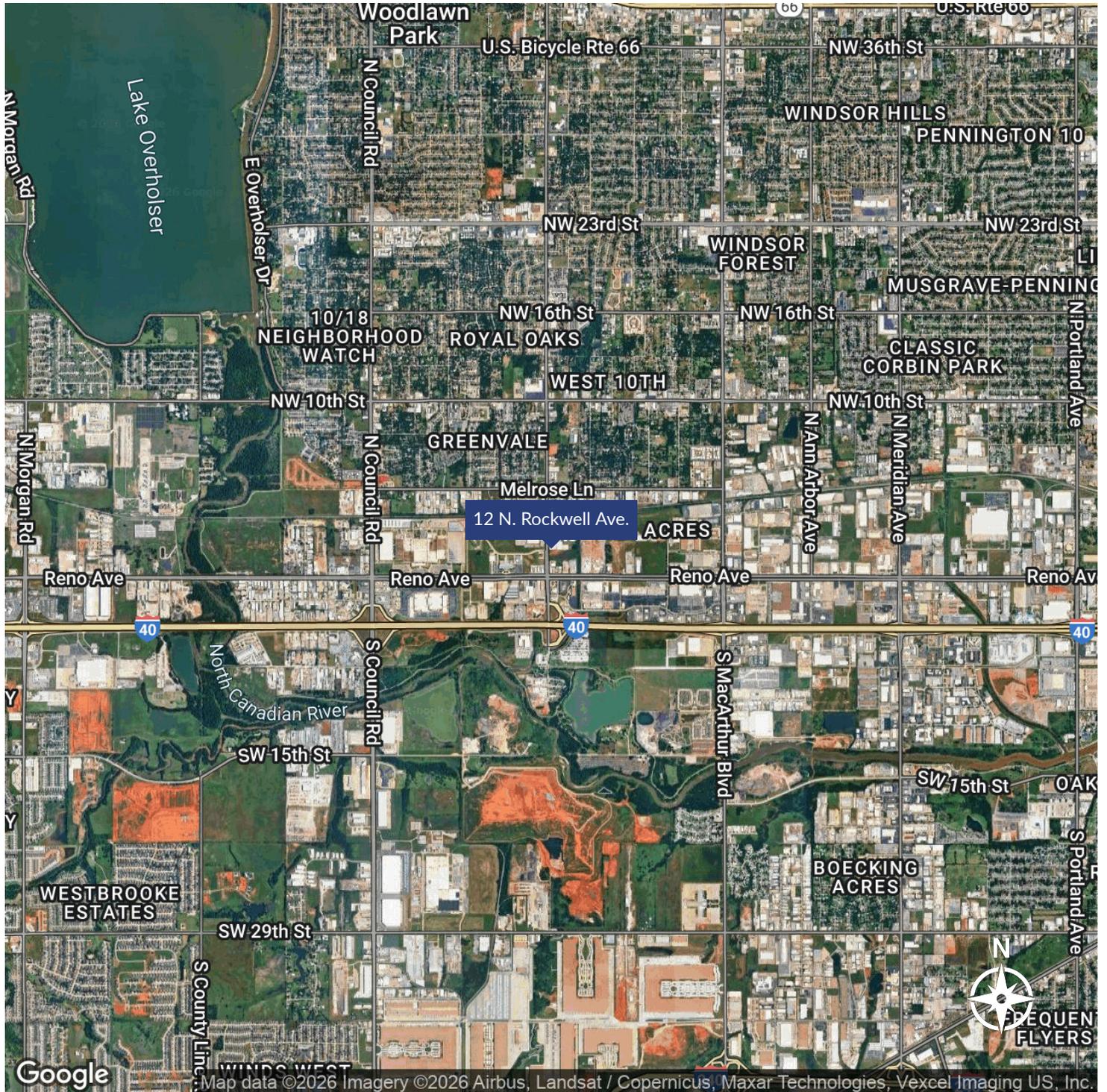
ADDITIONAL PHOTOS



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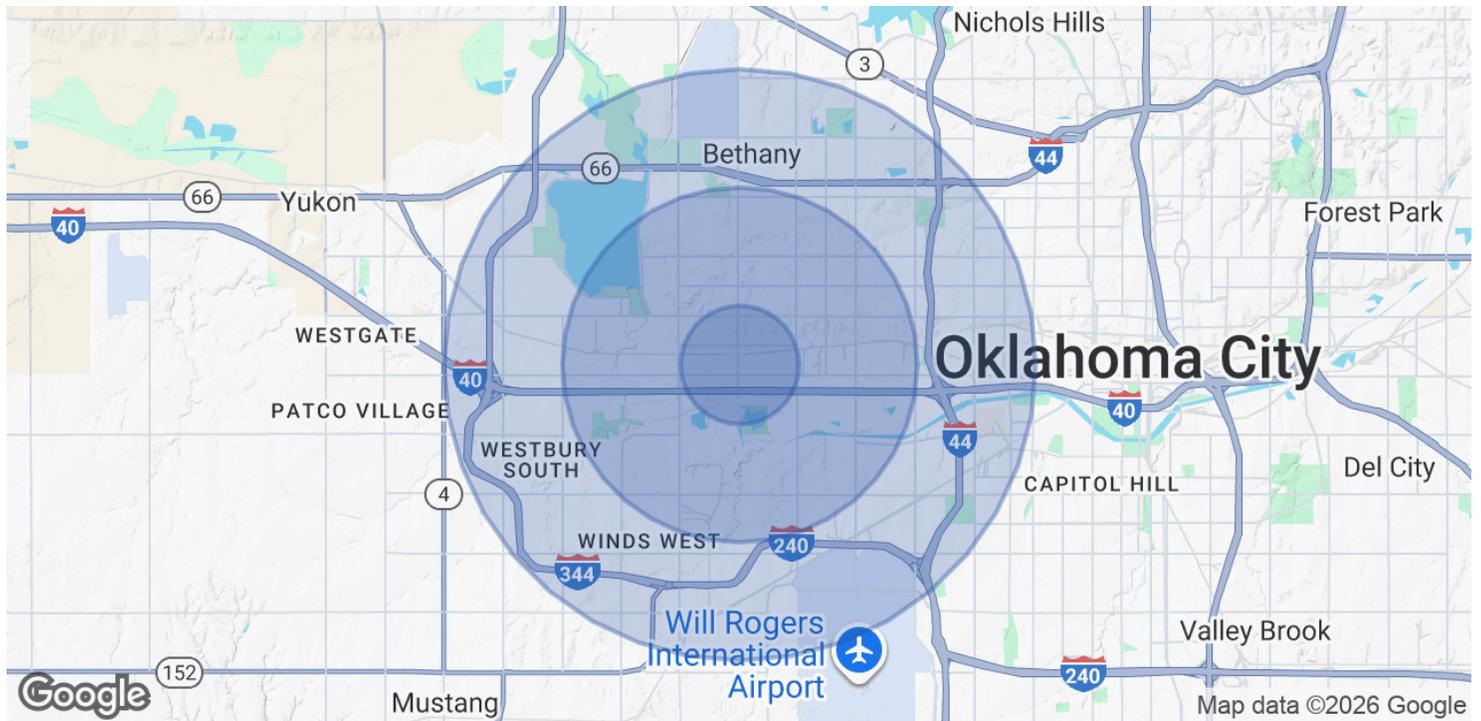
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,711	54,734	162,603
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	35	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,291	21,106	63,064
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$52,325	\$68,169	\$73,478
Average House Value	\$137,787	\$187,363	\$207,895

Demographics data derived from AlphaMap

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