

McGraw

COMMERCIAL PROPERTIES

Steve Allen

McGraw Commercial Properties

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FOR SALE

\$1,200,000

Investment & Owner Opportunity



📍 3201 SW 29th Street & 3205 Ste A and Ste B Oklahoma City, Oklahoma 73119

HIGHLIGHTS

- ✓ New 2023 Construction
- ✓ Excellent visibility from SW 29th Street
- ✓ Two blocks from highway I-44
- ✓ Over 210,000 people within a 5-mile radius
- ✓ Near established commercial businesses, new retail development, new sports complex, and soccer fields
- ✓ Adjacent to new Valero gas station

PROPERTY DETAILS

Three separate units
Year Built: 2023

3201 - 3,390 SF

3205 Suite A - 1,400 SF

3205 Suite B - 1,400 SF

Total Building Size:
6,190 SF

Financial Information

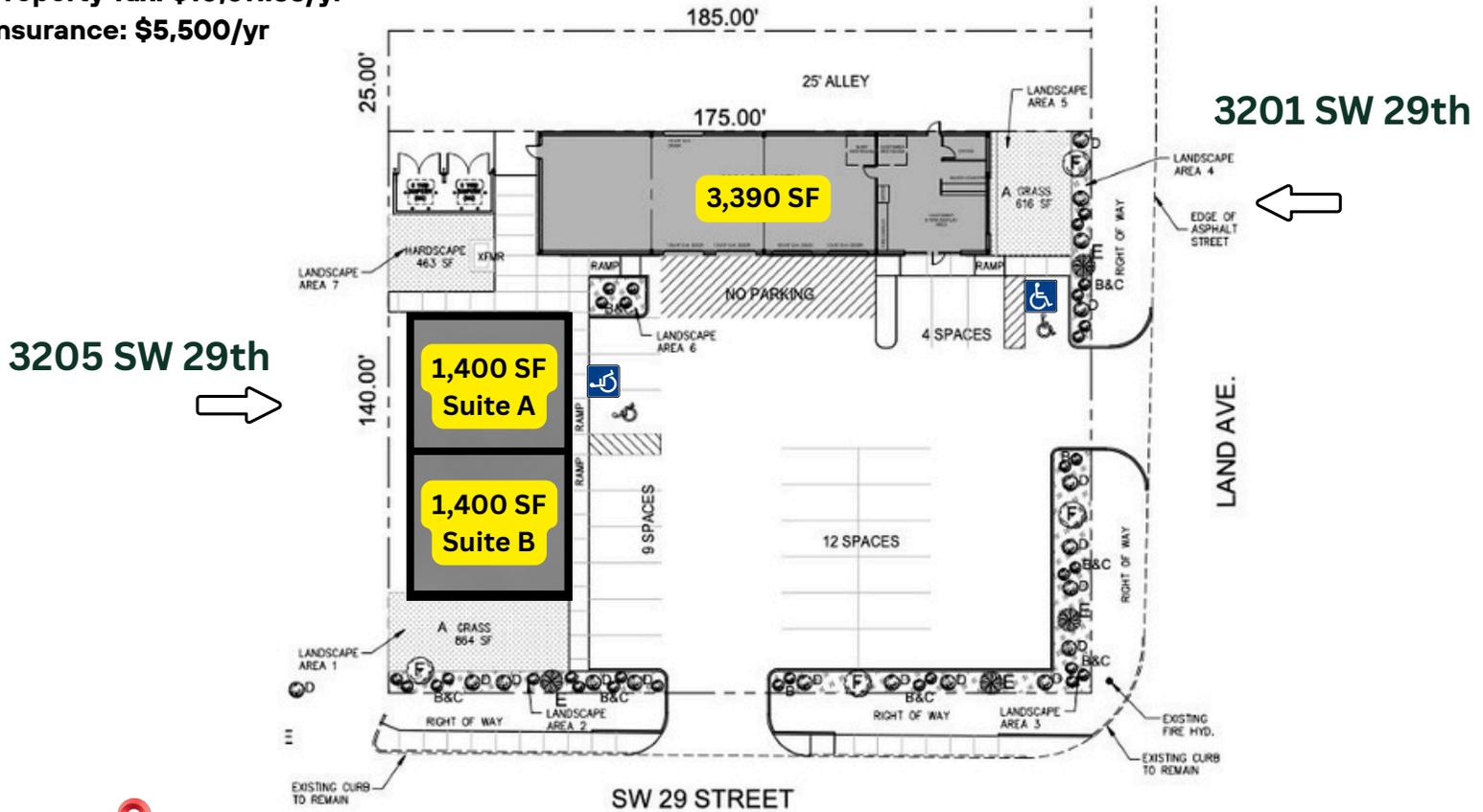
Property Tax: \$10,611,88 / yr
Insurance: \$5,5000 / yr



Property Details:

3201 – 3,390 SF | Leases for \$3,300/month
3205 A – 1,400 SF | Leases for \$1,800/month
3205 B – 1,400 SF | Leases for \$1,800/month
Sales Price: \$1,200,000
Property Tax: \$10,611.88/yr
Insurance: \$5,500/yr

Property Type: Retail Year Renovated 2023



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Demographics

Within 1 Mile:

- Population: ~13,540
- Daytime population: ~10,319

Within 3 Miles:

- Population: ~71,309
- Daytime population: ~86,830

Within 5 Miles:

- Population: ~210,816
- Daytime population: ~267,287

Lot & Zoning

Lot Size: ~0.56 acres (Parcel for 3201 SW 29th)

Zoning: Light Industrial / Commercial



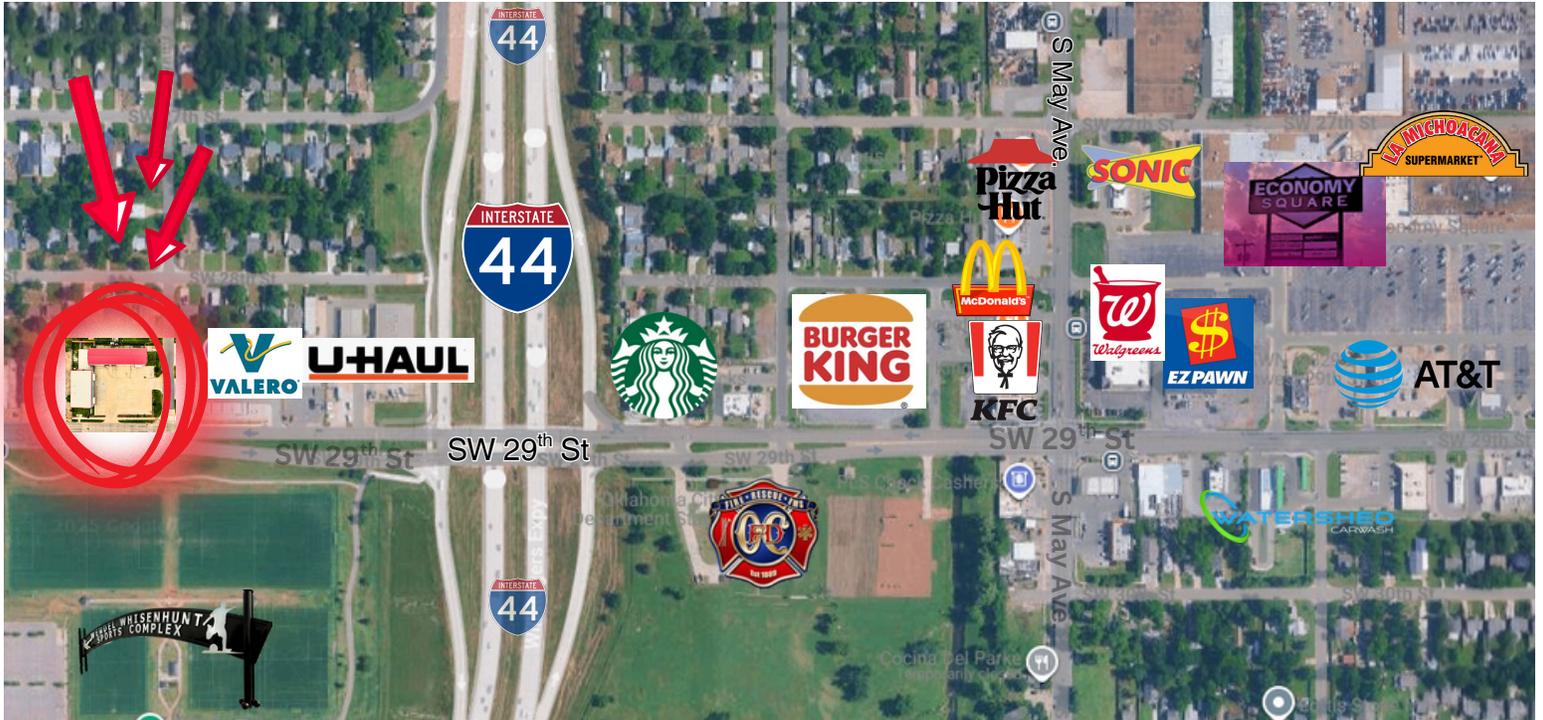
**Total Building Size:
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SW 29th St Traffic: ~ 9,900 VPD
I-44 Exposure: ~ 126,789 VPD

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Area Overview and Nearby Retail



- ✓ Prime SW Oklahoma City location near I-44
- ✓ High traffic exposure (SW 29th & I-44)
- ✓ Mixed-use / multi-tenant opportunity
- ✓ Strong population and income profile



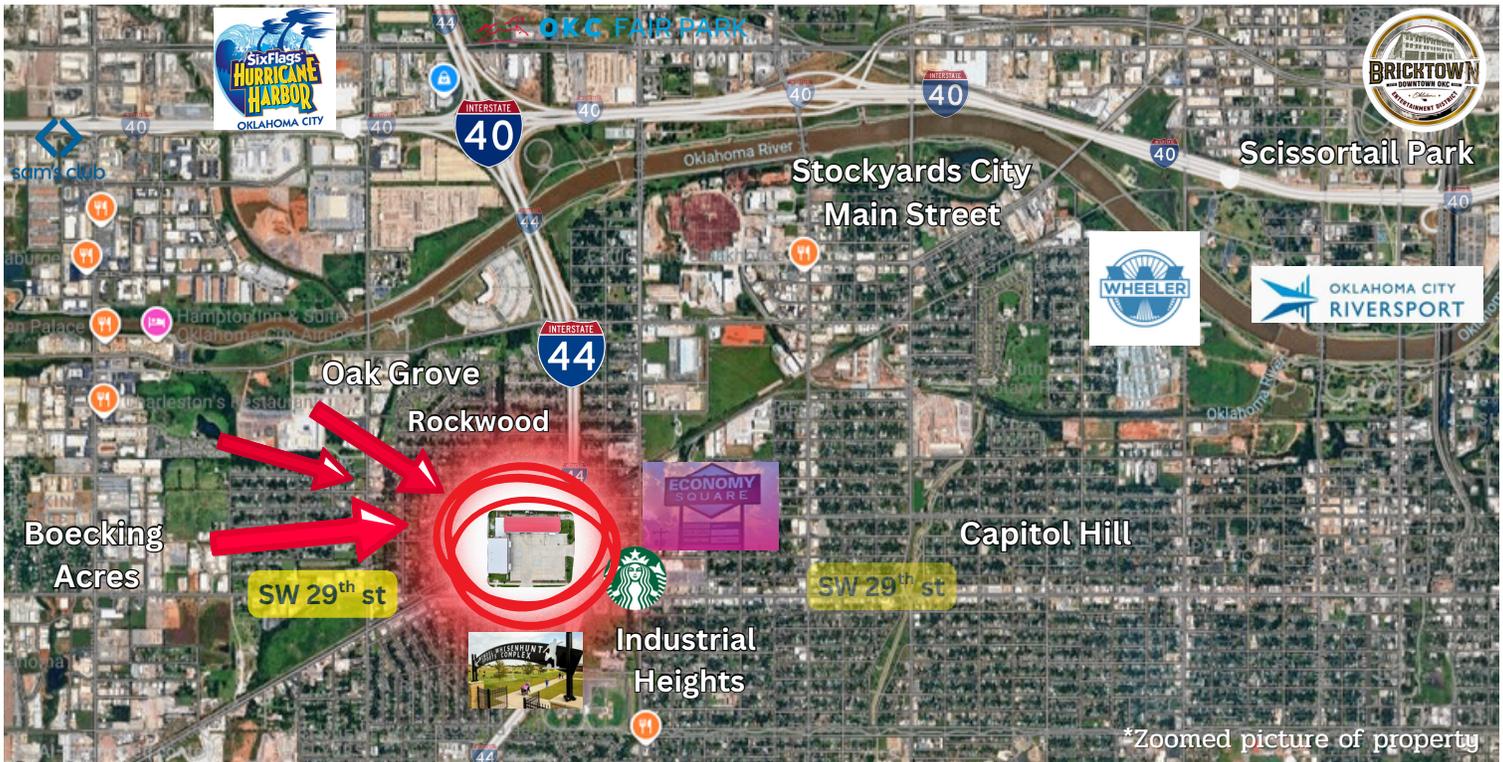
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Designed for Visibility and Convenience

- ✓ Minutes to Will Rogers World Airport
- ✓ Easy access to Downtown OKC
- ✓ Close to I-44 Interstate & SW 29th St thoroughfare
- ✓ Regional entertainment districts within 10 miles Lifestyle & Activity Hubs
 - ✓ Near Wheeler District, local icon and family attraction
 - ✓ Short drive to OKC Fair Park – events & expo center
 - ✓ Minutes from Bricktown nightlife and dining
 - ✓ Close to Paseo Arts District – culture & boutique retail



- **Will Rogers Airport** ~ 3 Miles, Less than a 10-minute drive to the major airport serving the entire OKC Metro
- **Downtown OKC** ~ 6 Miles, Close proximity to the central business core of Oklahoma City
- **Wheeler District** ~ 6-7 Miles A major family and entertainment destination with attractions like OKC's iconic big wheel.
- **Bricktown OKC** ~ 7-8 Miles Major event venue hosting large scale events and exhibitions year-round, bringing traffic and awareness to the area.
- **Paseo District** ~ 7-8 Miles, Unique cultural and artisan hub of OKC

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