

# YUKON CAR WASH PACKAGE

1226 South Holly Avenue & 101 S. Ranchwood - Yukon, OK



## PROPERTY SUMMARY

**Sale Price:** \$850,000

**Lot Size:** 1.19 Acres

**Building Size:** 7,430 SF

**Market:** Oklahoma City

**Sub Market:** Yukon

## PROPERTY OVERVIEW

2 car washed located on the north side of Yukon. Both washes are distressed and will need full renovation.; however, this is a great opportunity to take control of the market.

1226 Holly - 5 self serve & 1 automatic  
101 S. Ranchwood - 5 self serve & 1 automatic

## LOCATION OVERVIEW

1226 S. Holly - Located just off the corner of Vandament and Holly Ave. Only about 1 mile north of I-40 and 2 miles south of historic Route 66.

101 S. Ranchwood - Located just south of historic Route 66 on the east side of Ranchwood.

FOR MORE INFORMATION, PLEASE CONTACT:

**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | [canderson@grantgroupok.com](mailto:canderson@grantgroupok.com)

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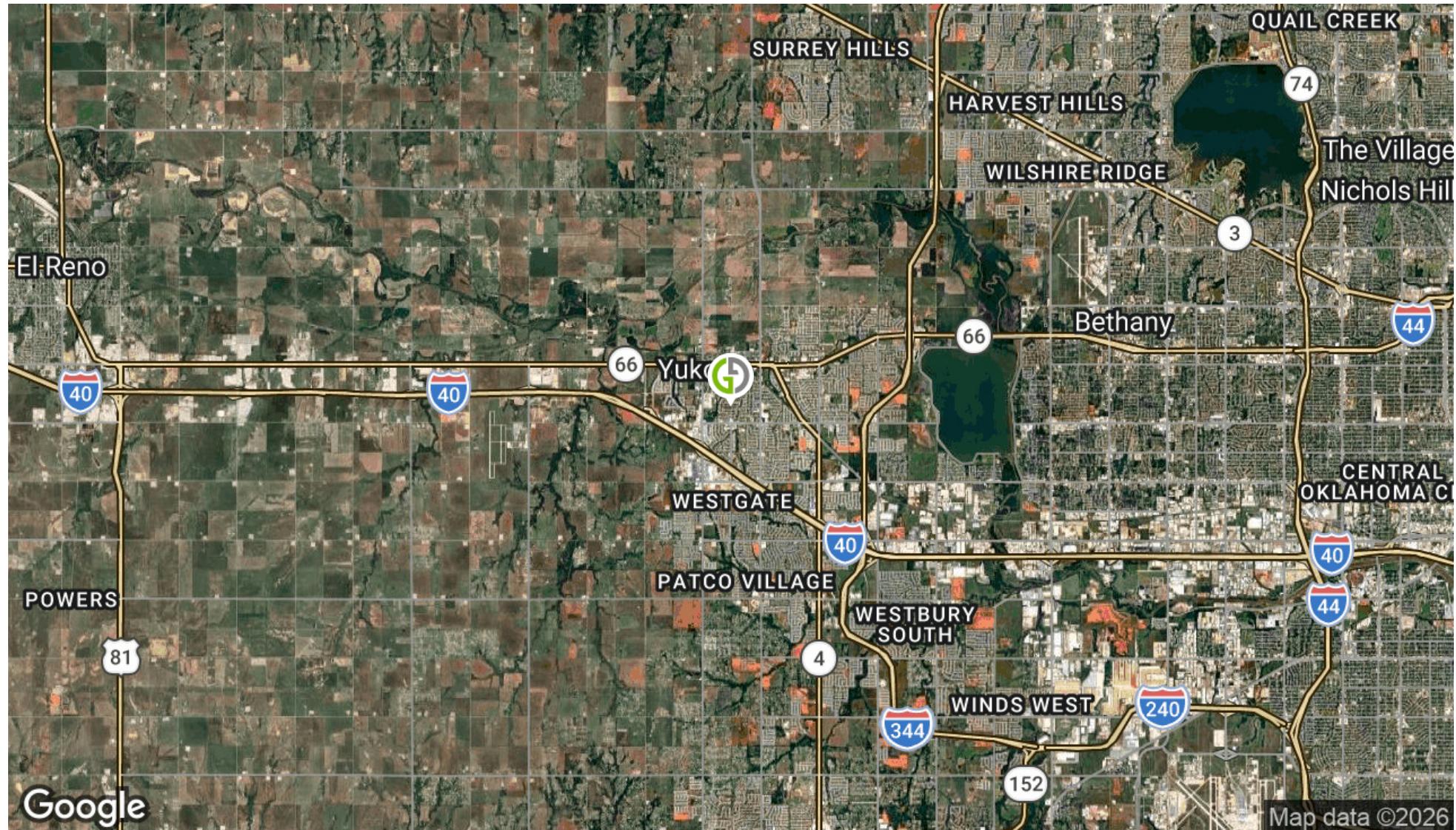
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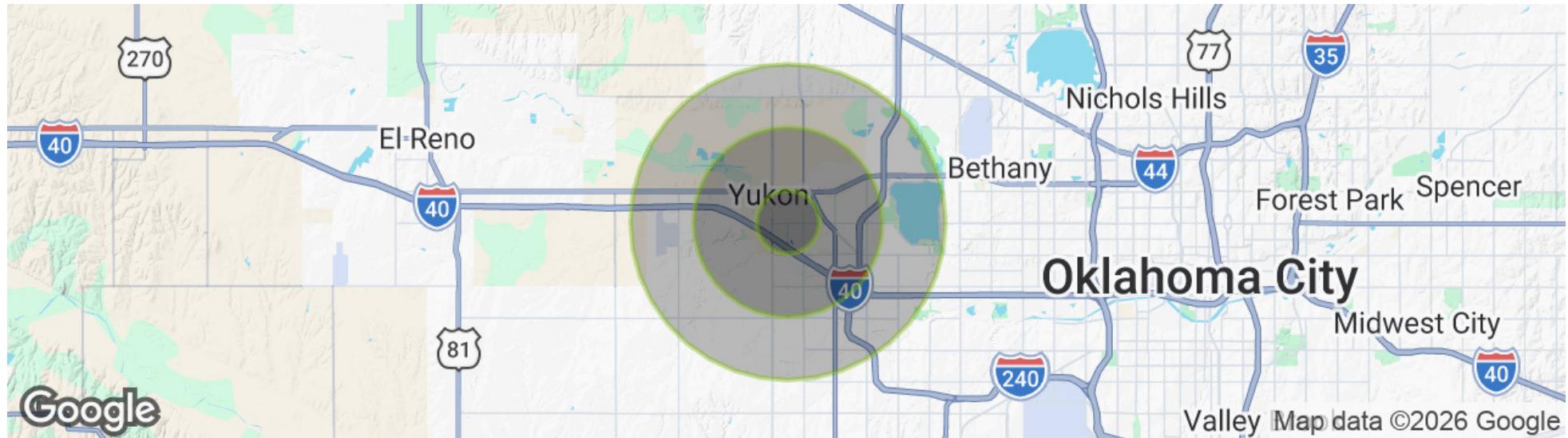
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,885	43,246	74,928
Average Age	41.4	37.6	36.5
Average Age (Male)	40.3	36.1	35.4
Average Age (Female)	43.0	39.2	38.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,881	15,937	27,454
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$89,149	\$96,425	\$96,982
Average House Value	\$171,551	\$239,566	\$252,564

2023 American Community Survey (ACS)

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**CHRIS ANDERSON, CCIM**

Principal

canderson@grantgroupok.com

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## PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on car washes, self storage, multifamily and net leased buildings.

Prior to forming Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold.

Chris currently serves on the Board of Directors for the Edmond Chamber of Commerce as well as the Edmond Park and Recreation Board.

He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

**Grant Group**  
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405.285.2100

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