

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

grantgroupok.com

YUKON CAR WASH PACKAGE

1226 South Holly Avenue, Yukon, OK 73099



FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

YUKON CAR WASH PACKAGE

101 S. Ranchwood, Yukon, OK 73099



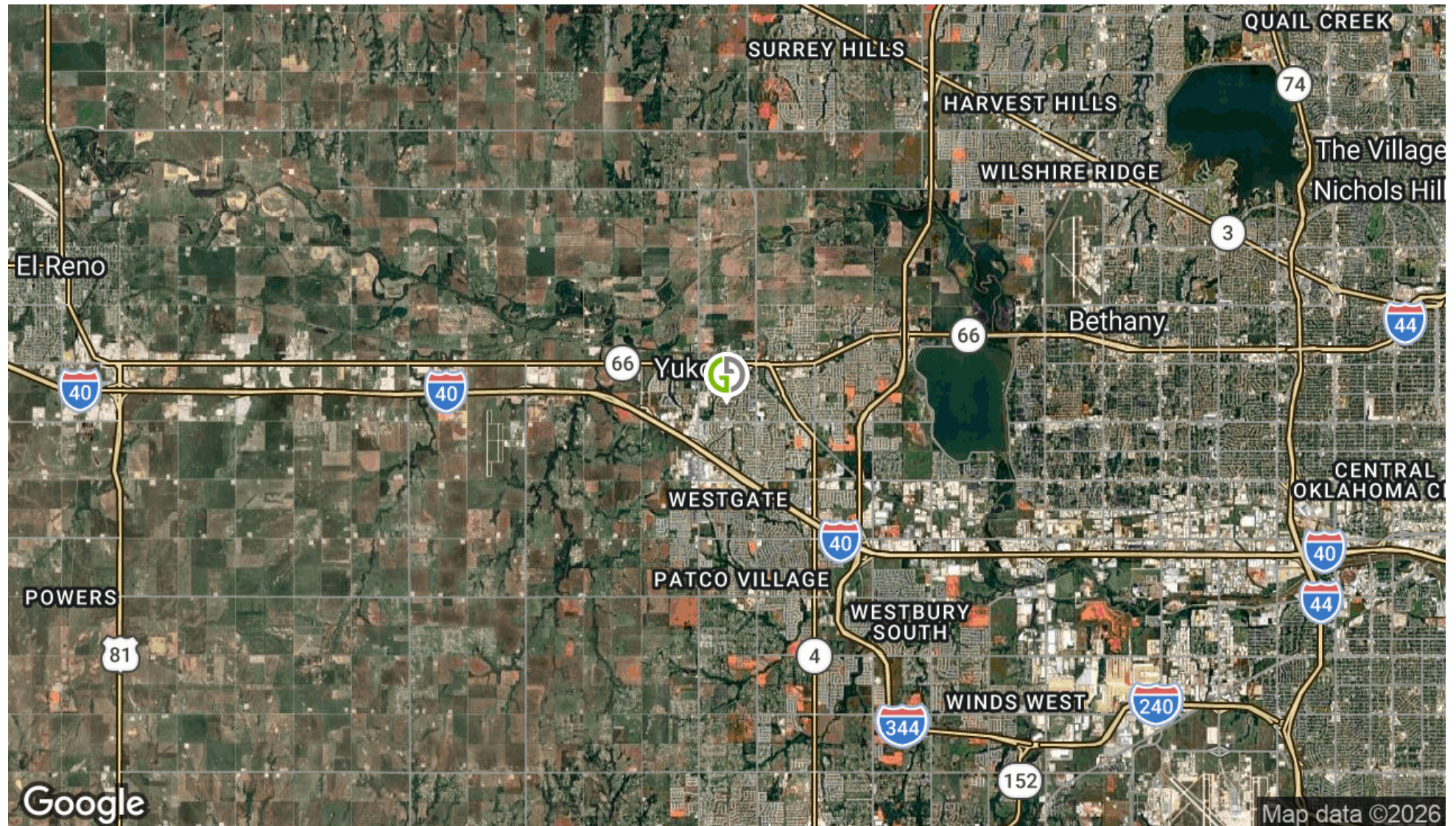
FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

YUKON CAR WASH PACKAGE

1226 South Holly Avenue, Yukon, OK 73099



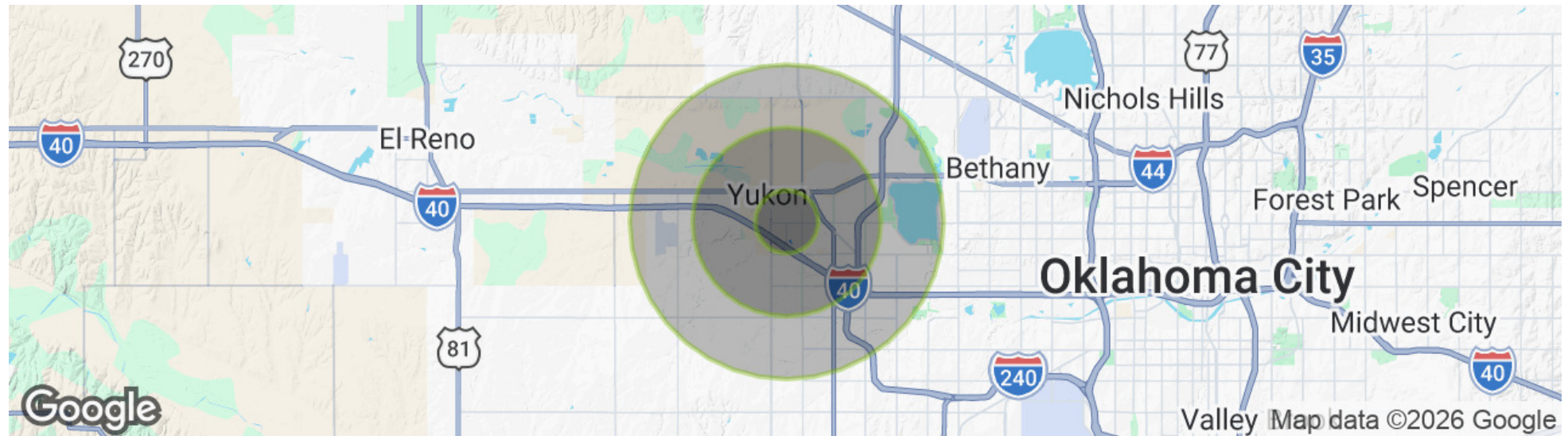
FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

YUKON CAR WASH PACKAGE

1226 South Holly Avenue, Yukon, OK 73099



POPULATION

Total Population

1 MILE

9,885

3 MILES

43,246

5 MILES

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

Total Households

1 MILE

3,881

3 MILES

15,937

5 MILES

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)

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

YUKON CAR WASH PACKAGE

1226 South Holly Avenue, Yukon, OK 73099



CHRIS ANDERSON, CCIM

Principal

canderson@grantgroupok.com

Direct: **405.285.2100 x103** | Cell: **405.408.9098**

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

123 S. Broadway, Suite 100
Edmond, OK 73034
405.285.2100

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com