

LOWER SCISSORTAIL PARK LAND

1522 S Robinson Ave, Oklahoma City, OK 73109

INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

If you are looking for a rare and valuable opportunity to own a large plot of land in the heart of downtown Oklahoma City, this is it. This property is located in a prime location, close to major attractions, businesses, and transportation. There are two existing buildings on the property. The buildings are fully occupied, providing healthy rental income. This is arguably the single most attractive property on the lower east side of Scissortail.

LOCATION DESCRIPTION

Located in the heart of OKC, this property is directly across from the southern part of Scissor Tail Park. The park features pickle ball courts, amazing views of downtown OKC and the Oklahoma River. Its unique and walkable area is prime for development.

PROPERTY HIGHLIGHTS

- Outside Broker protected. 3% Commision paid.
- Downtown views
- Scissortail Park adjacent
- River trail adjacent

OFFERING SUMMARY

SALE PRICE:	\$1,600,000
LOT SIZE:	2.4 Acres
\$/SF:	\$15.30
BUILDING COUNT:	2
TOTAL BUILDING SIZE:	14,980 SF
1522 S ROBINSON	10,500 SF - Leased, built 1964
133 SW 15TH STREET	4,930 SF - Leased, built 1960

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,158	32,653	97,394
TOTAL POPULATION	5,523	78,877	226,485
AVERAGE HH INCOME	\$28,254	\$46,780	\$47,610

Ian Duty-Dean

Managing Broker

405.928.6210

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Greyhound
Group



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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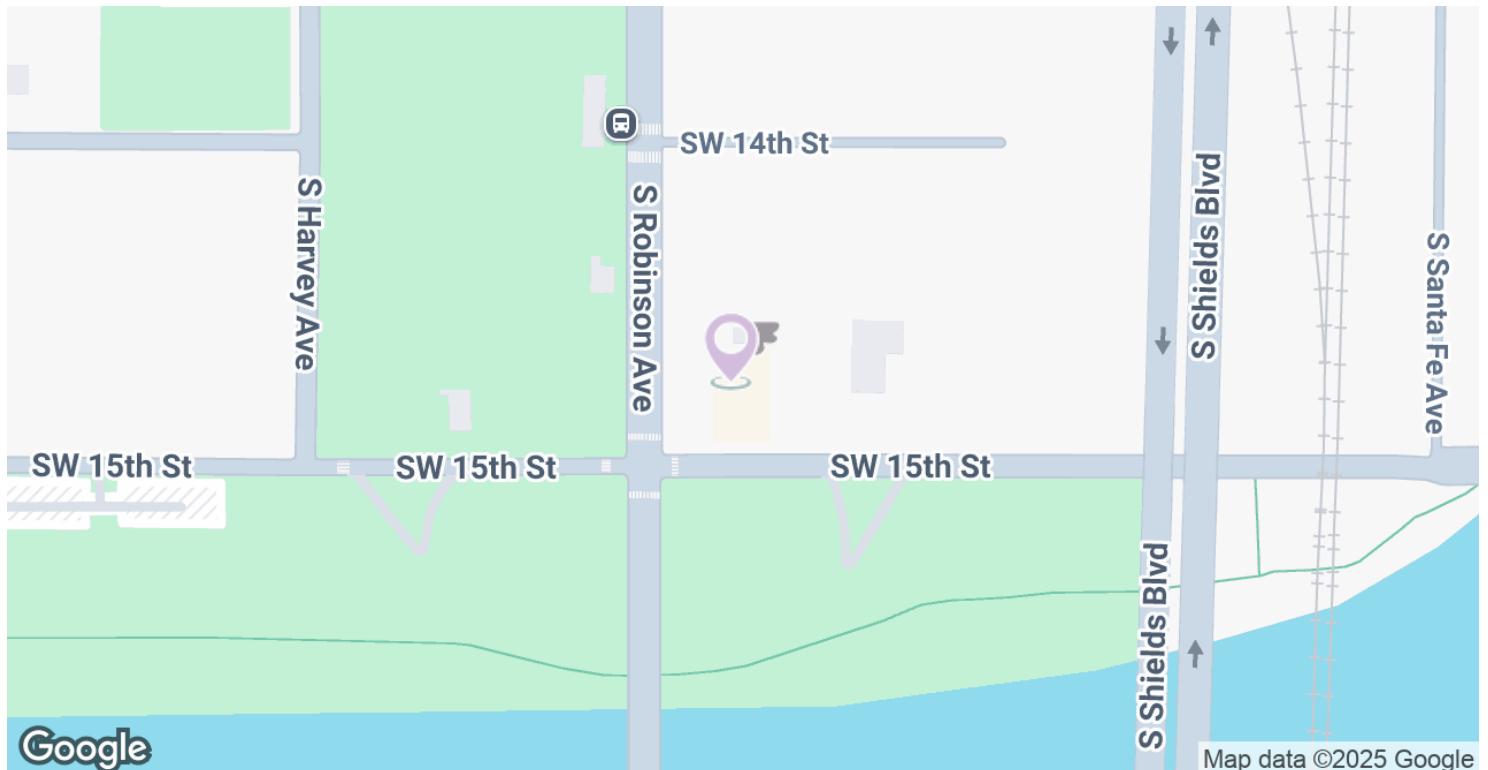
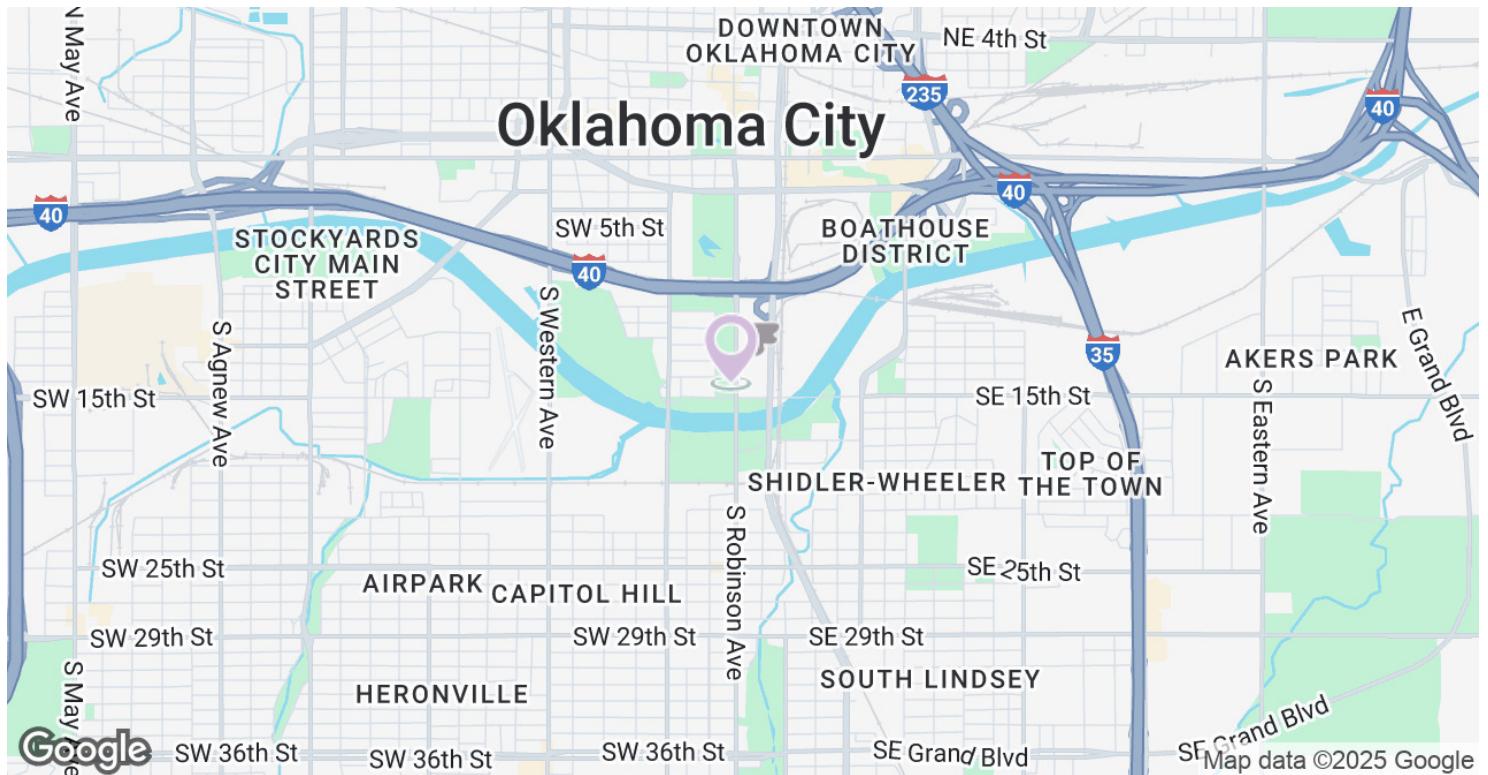


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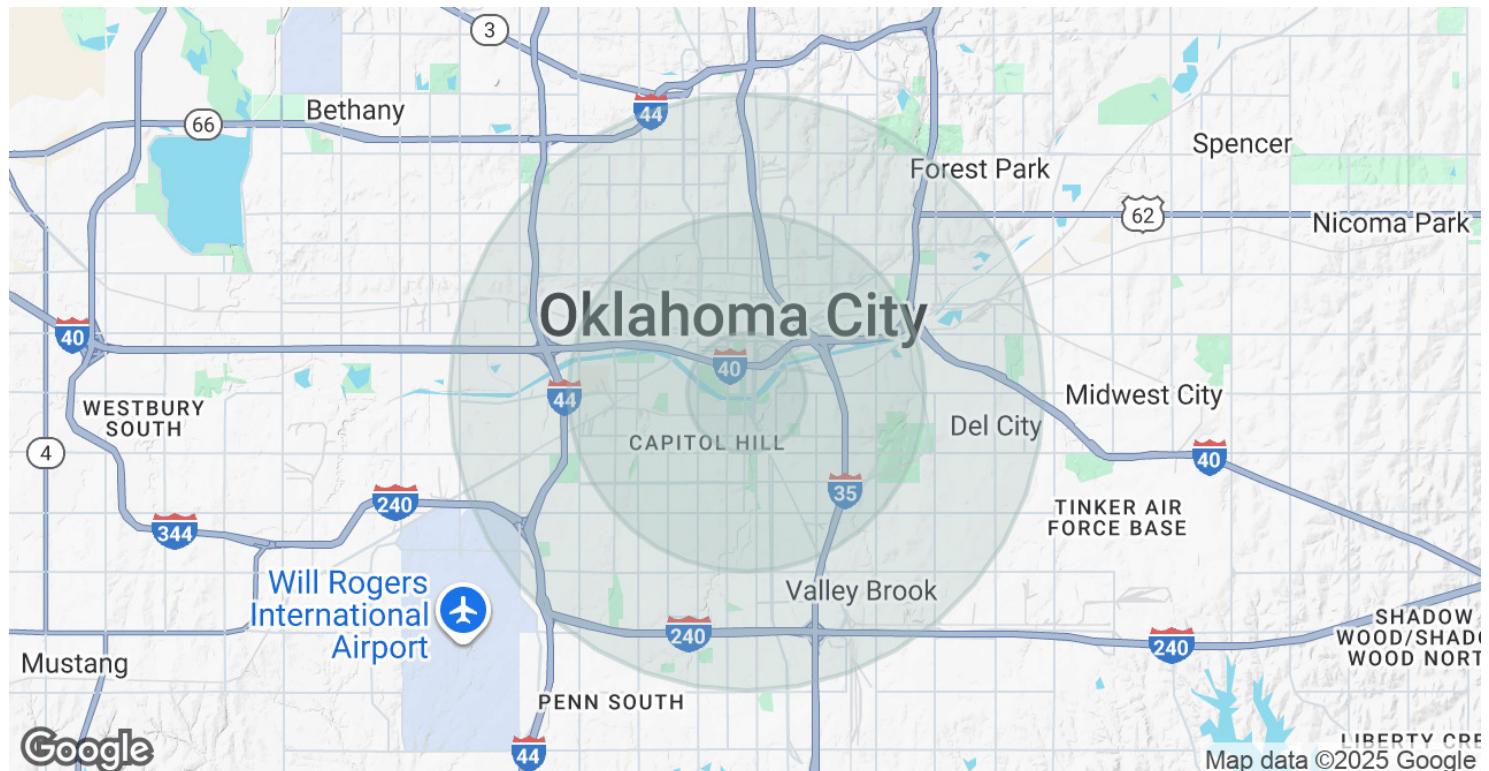
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,523	78,877	226,485
AVERAGE AGE	35.7	31.9	32.9
AVERAGE AGE (MALE)	37.7	31.4	31.9
AVERAGE AGE (FEMALE)	31.1	32.6	34.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,158	32,653	97,394
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$28,254	\$46,780	\$47,610
AVERAGE HOUSE VALUE	\$91,956	\$107,875	\$104,965

2020 American Community Survey (ACS)

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IAN DUTY-DEAN

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PROFESSIONAL BACKGROUND

Ian Duty-Dean earned his degree at the University of Oklahoma in multi-disciplinary studies focused on Construction Science and Finance. Ian began his career in commercial real estate during an internship at the Oklahoma City Urban Renewal (OCURA), a public-private partnership charged with the revitalization of Oklahoma City's urban neighborhoods. The experience and exposure to the industry lead him to becoming a broker at Land Run Commercial. At Land Run, his primary focus was retail leasing in the Oklahoma City metro and tertiary markets. While at Land Run Ian worked on redevelopment projects that helped spur the larger revitalization OKC's Uptown District. Ian joined ADEPT Commercial Real Estate in 2018 as a Senior Advisor, later becoming Director of brokerage sales and leasing. While at ADEPT Ian brokered deals in retail, office, industrial, multi-family and land. In 2023 he founded The Greyhound Group, a full-service commercial real estate firm offering brokerage, development and property management services. Ian brings a wealth of knowledge; by focusing on the mutual success of tenants and landlords, he positions assets to maximize their value, retains and attracts high quality tenants.

EDUCATION

University of Oklahoma - Multidisciplinary Studies

MEMBERSHIPS

Urban Land Institute

Commercial Real Estate Council of Oklahoma City

International Council on Shopping Centers

YMCA of Greater OKC - Downtown District Advisory Council

Automobile Alley Board of Directors

Oklahoma Contemporary Arts Center - Facilities Committee

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