

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$310,000
Building Size:	3,000 SF
Building Occupancy:	Vacant
Lot Size:	0.21 Acres
Number of Units:	1
Price / SF:	\$103.33
Year Built:	1979
Zoning:	CG

### PROPERTY OVERVIEW

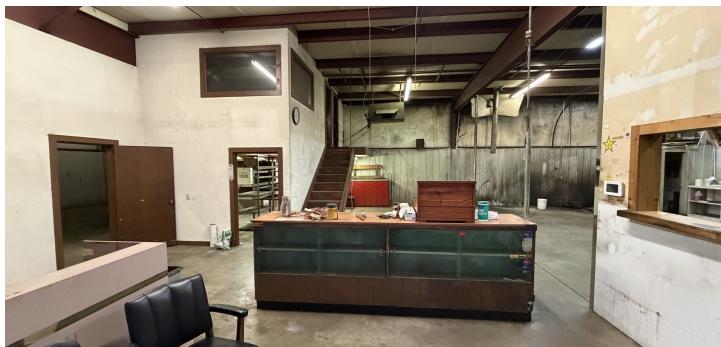
Functional 3,000 SF industrial building formerly operated as a machine shop, ideal for light manufacturing, fabrication, service, or owner-user operations. The property features two private offices, one restroom, and a dedicated parts storage room, with the balance of the building configured as open warehouse space split into two functional bays. The warehouse is serviced by one 10' x 10' overhead door and one 12' x 14' overhead door, allowing for efficient equipment access and material flow. Situated on a 0.21-acre lot, the site includes a small fenced yard suitable for outdoor storage or staging. Flexible layout, efficient footprint, and practical industrial functionality throughout.

### PROPERTY HIGHLIGHTS

- 3,000 SF industrial facility formerly utilized as a machine shop, well suited for light manufacturing, fabrication, or owner-user operations
- Efficient interior layout featuring two offices, one restroom, parts storage, and open warehouse space divided into two functional bays
- Excellent access and functionality with (1) 10' x 10' overhead door and (1) 12' x 14' overhead door
- 0.21-acre site with a small fenced yard providing outdoor storage or staging capability

**MITCH HAMMACK**  
405.312.2512  
mitch@creekcre.com

## ADDITIONAL PHOTOS

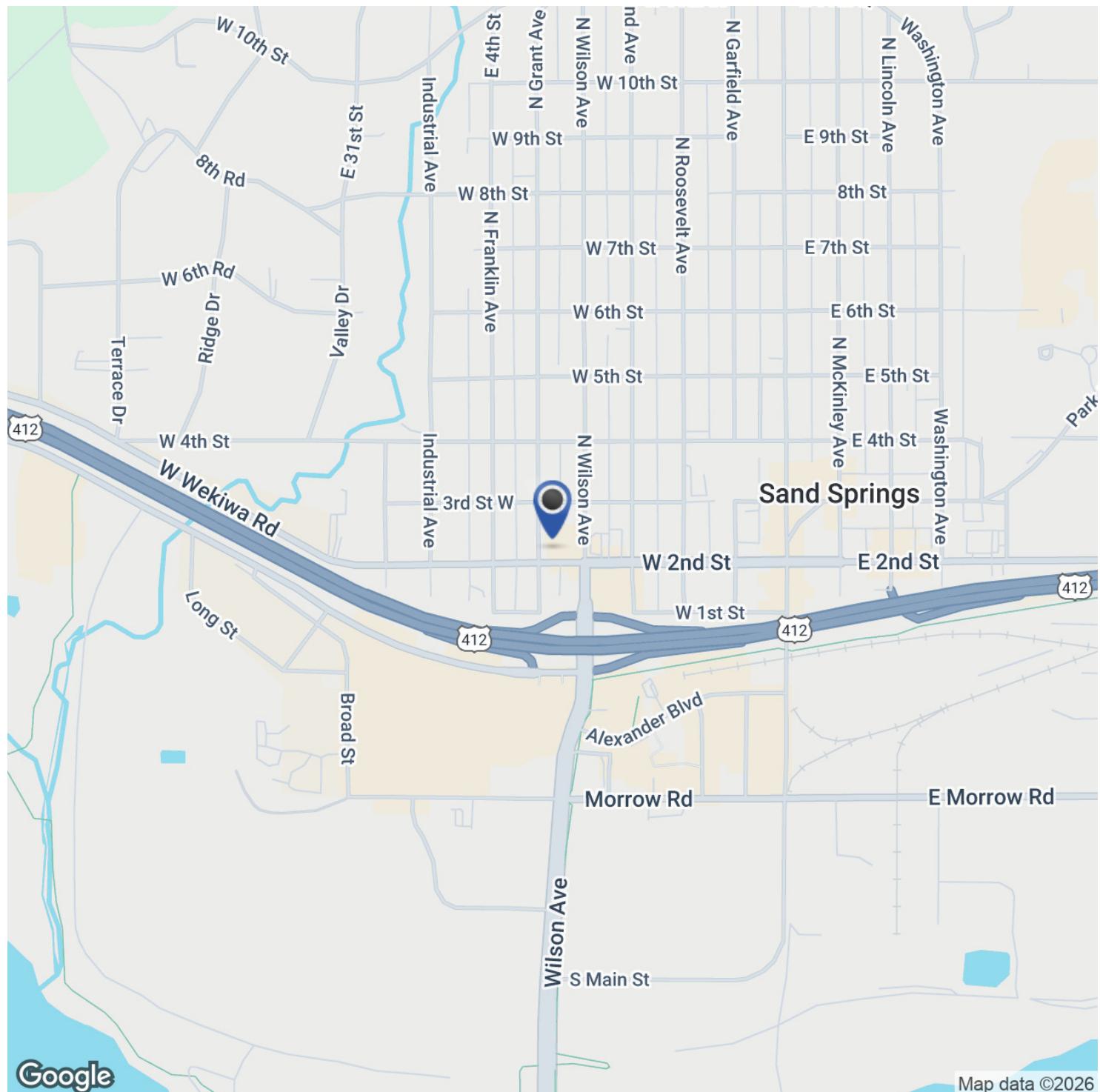


**MITCH HAMMACK**  
405.312.2512  
mitch@creekcre.com

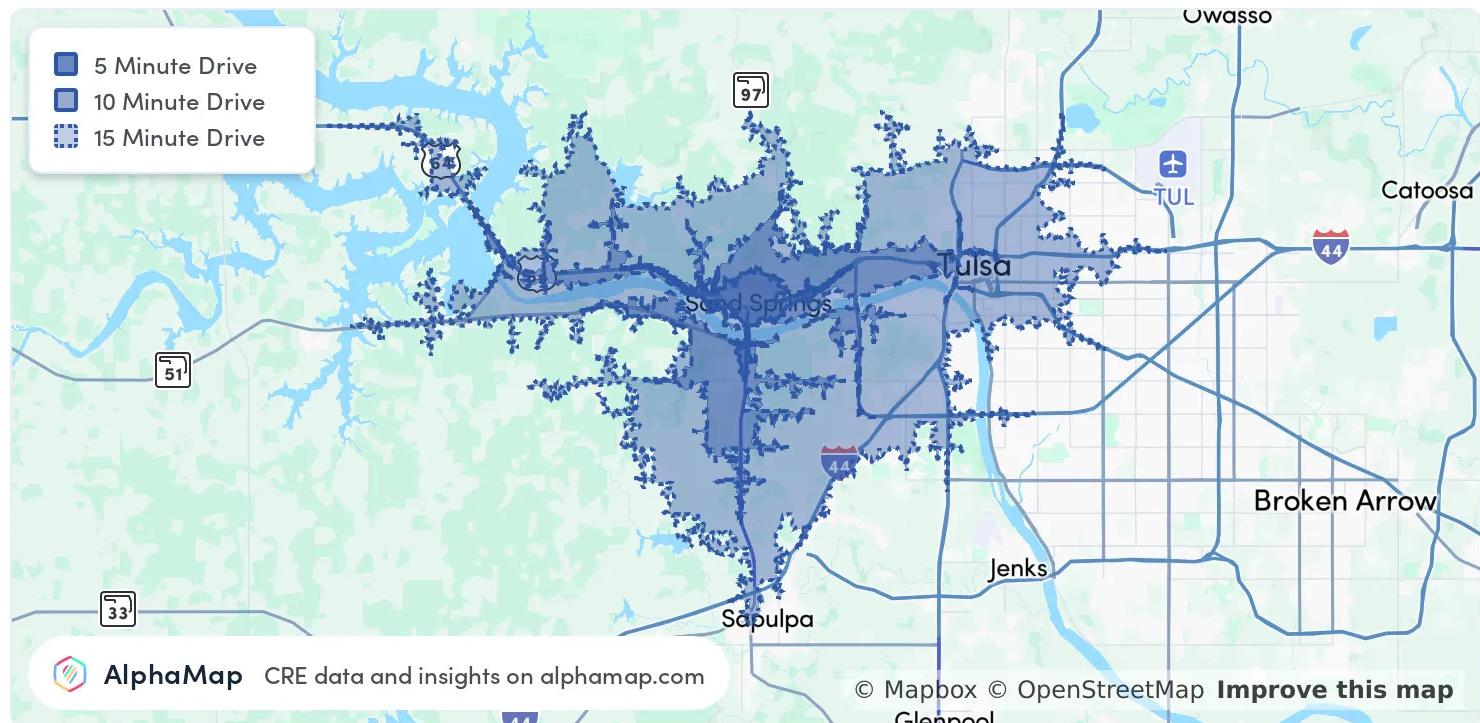
## RETAILER MAP



## LOCATION MAP



## AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,989	32,577	105,771
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	41	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,132	12,882	43,411
Persons per HH	2.3	2.5	2.4
Average HH Income	\$66,973	\$77,285	\$70,551
Average House Value	\$193,327	\$219,092	\$218,431
Per Capita Income	\$29,118	\$30,914	\$29,396

Map and demographics data derived from AlphaMap