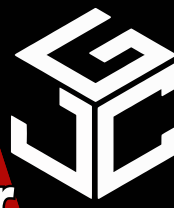


FOR SALE

611 - 633 Hundred Oaks Dr
Edmond, OK 73013



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sales Price: \$7,200,000

Price Per SF: \$156.86

Building Size: 45,900 SF

Lot Size: 2.4 Acres

Built In: 2022

Zoning: I-1

CAP Rate: 6%

Chris Johnson
chris@jcgok.com
405.435.3572

Property Overview

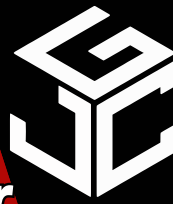
FOR SALE | Industrial Investment Opportunity | Edmond, OK Located at 611 & 633 Hundred Oaks Dr, Edmond, OK 73013, this exceptional investor opportunity features two fully leased, modern industrial buildings in a premier Edmond location. The property totals 45,900 SF across both buildings and sits on 2.4+ acres with Light Industrial zoning. Built in 2022, each unit is designed for strong tenant appeal and functionality, including a 12' x 14' overhead door, ample on-site parking, and contemporary construction standards. This is a high-quality, stabilized industrial asset ideal for investors seeking reliable income in one of Oklahoma's fastest-growing markets.



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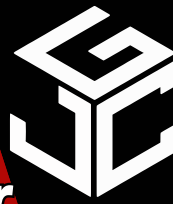
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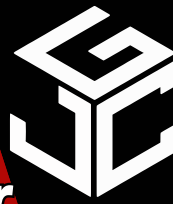
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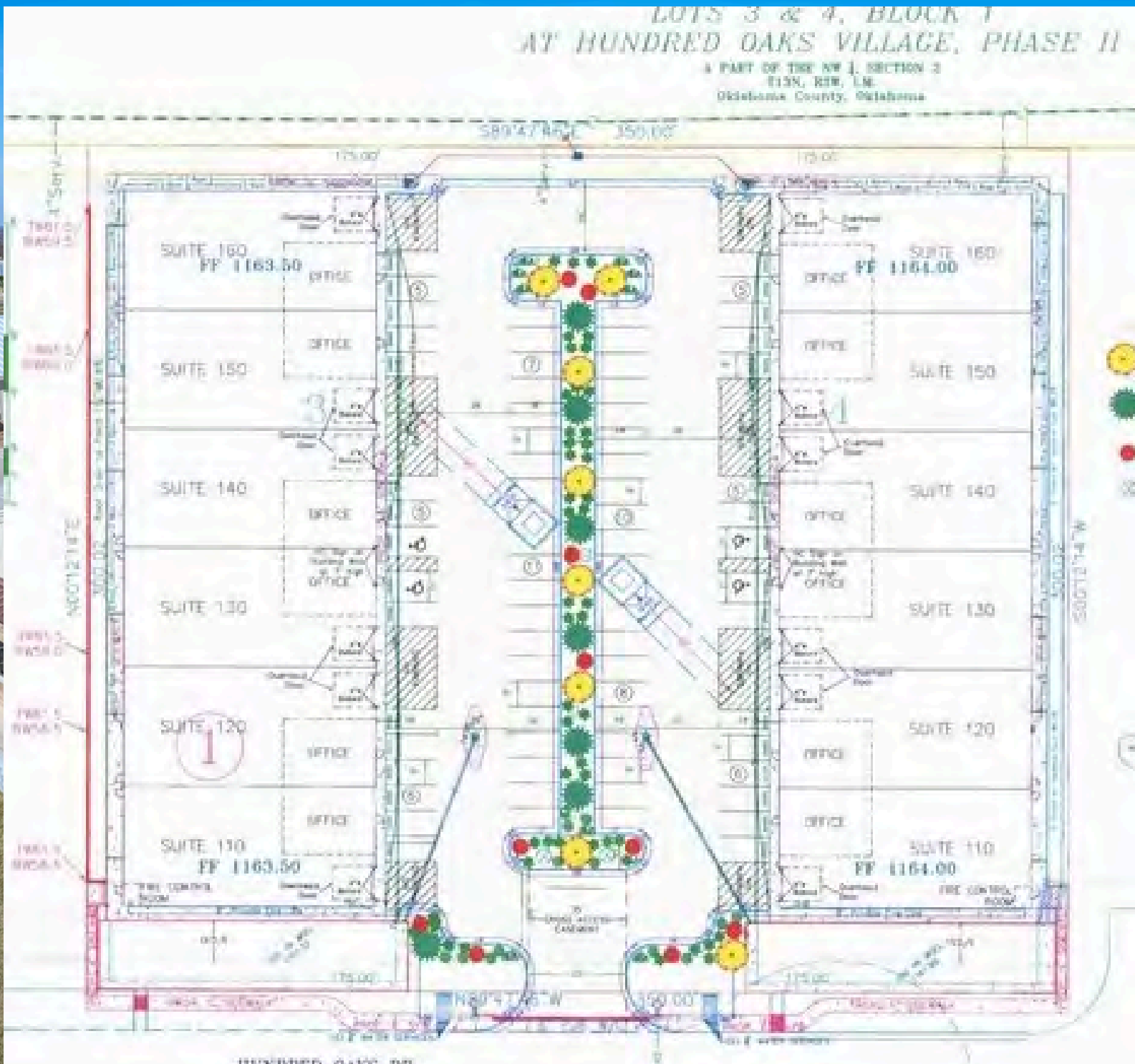
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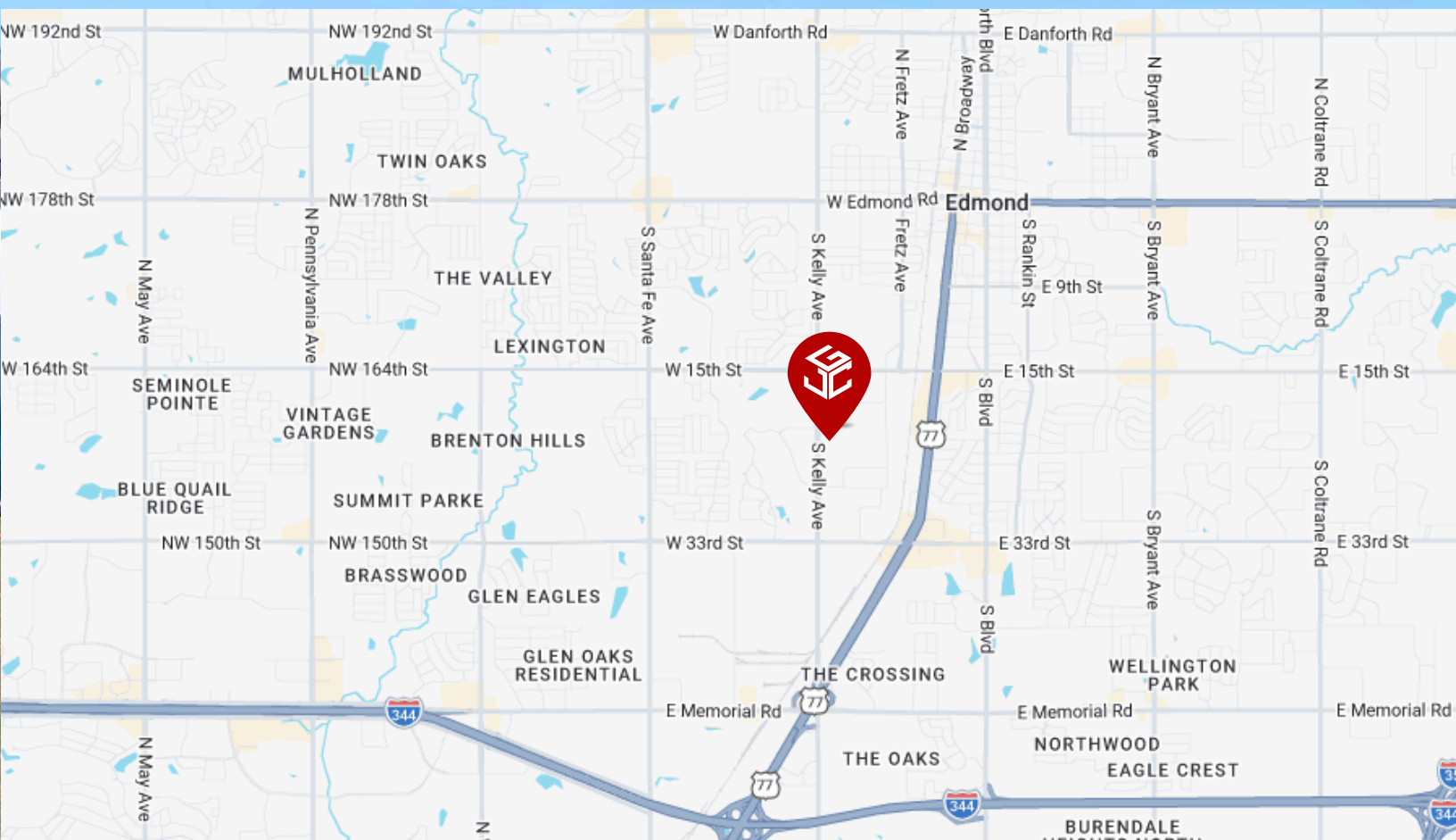
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Demographics	1 MILE	3 MILE	10 MILE
Population	8,196	80,758	384,379
Average Age	35	35	37
Employment	8,661	45,828	233,383
Households	3,403	31,125	160,684
Ave. Household Income	\$80,177	\$96,445	\$99,783
Median Household Income	\$67,132	\$72,518	\$71,545

Demographic data provided by CoStar

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