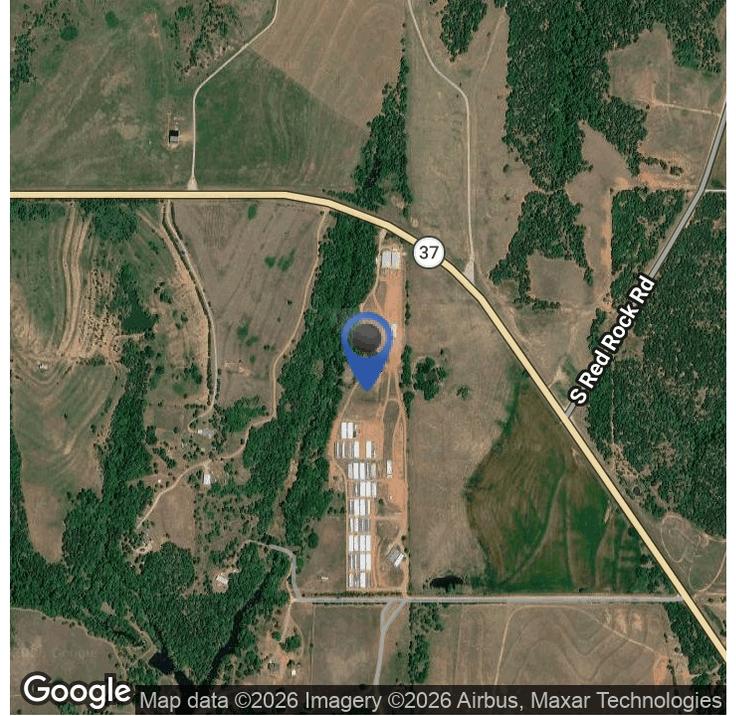


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	14,192 SF
Lot Size:	30.32 Acres
Price / SF:	\$59.89

PROPERTY OVERVIEW

For Sale: Just over 30 acres located in Minco, Oklahoma, offering a rare mix of land and infrastructure. Improvements include two adjacent 5,000 SF warehouses, an additional 2,400 SF warehouse, and a 1,792 SF single-family residence. The property is served by two water wells and approximately 2 megawatts of on-site electrical capacity, making it ideal for industrial, agricultural, or high-power operations. Open acreage provides ample room for expansion, storage, or future development.

PROPERTY HIGHLIGHTS

- Two 5,000 SF warehouses
- One 2,400 SF warehouse
- One 1,792 SF single-family home
- 2 megawatts of power to site
- Land leveled
- 2 wells

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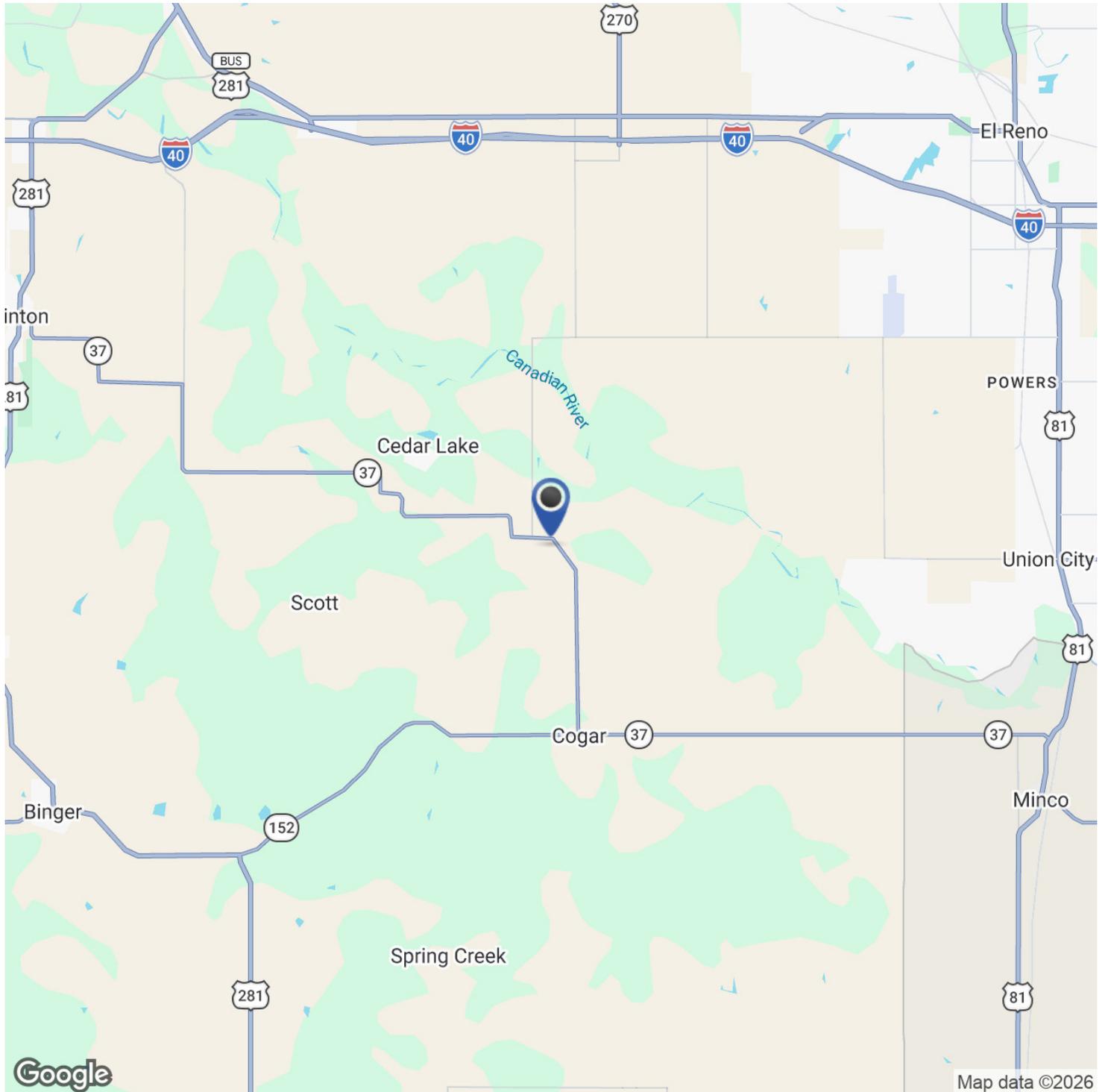
ADDITIONAL PHOTOS



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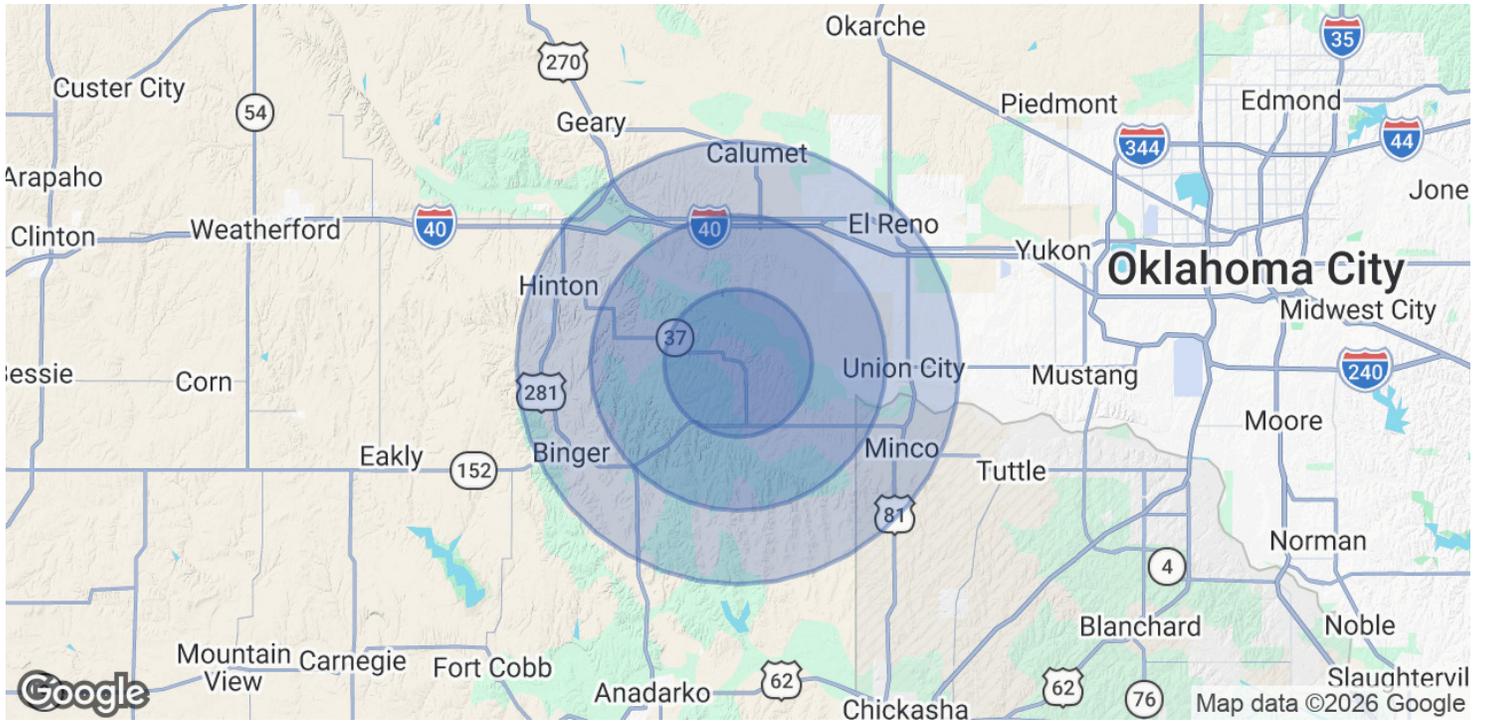
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	969	3,353	28,068
Average Age	43	42	40
Average Age (Male)	43	42	39
Average Age (Female)	44	42	40

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	390	1,255	9,024
# of Persons per HH	2.5	2.7	3.1
Average HH Income	\$74,233	\$87,607	\$74,255
Average House Value	\$223,451	\$247,476	\$193,852

Demographics data derived from AlphaMap

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