



SPERRY

GRIFFIN PARTNERS

603

SOUTH 3RD STREET
KINGFISHER, OK 73750



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FOR SALE | 603 SOUTH 3RD STREET



SECTION 1

PROPERTY INFORMATION

Property Summary



OPPORTUNITY DESCRIPTION

- 21 Trailers w/ Lot Rent at \$280 each p/m
- 2 RV Spots at \$240 each p/m
- 4 Br House at \$795 p/m
- 4,000 SF Mixed Use Currently Vacant

LOCATION DESCRIPTION

Around Kingfisher, Oklahoma, the industry is primarily driven by agriculture and energy. The area is known for its extensive wheat farming, cattle ranching, and dairy production, supported by numerous agribusinesses that provide services such as grain storage, equipment sales, and crop management. The energy sector also plays a significant role, with several oil and natural gas companies operating in the region due to its location within the Anadarko Basin, one of the most productive oil fields in the state. In addition, there is a growing presence of small manufacturing and retail businesses that cater to the needs of the local population and agricultural community, reflecting the area's blend of traditional rural industries and modern economic activities.

OFFERING SUMMARY

Sale Price:	\$1,099,000
Rentable Units	25
Lot Size:	3.5 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,292	2,370	3,414
Total Population	3,645	6,505	9,358
Average HH Income	\$81,151	\$87,921	\$95,252

SECTION 2

LOCATION INFORMATION

Local Industry



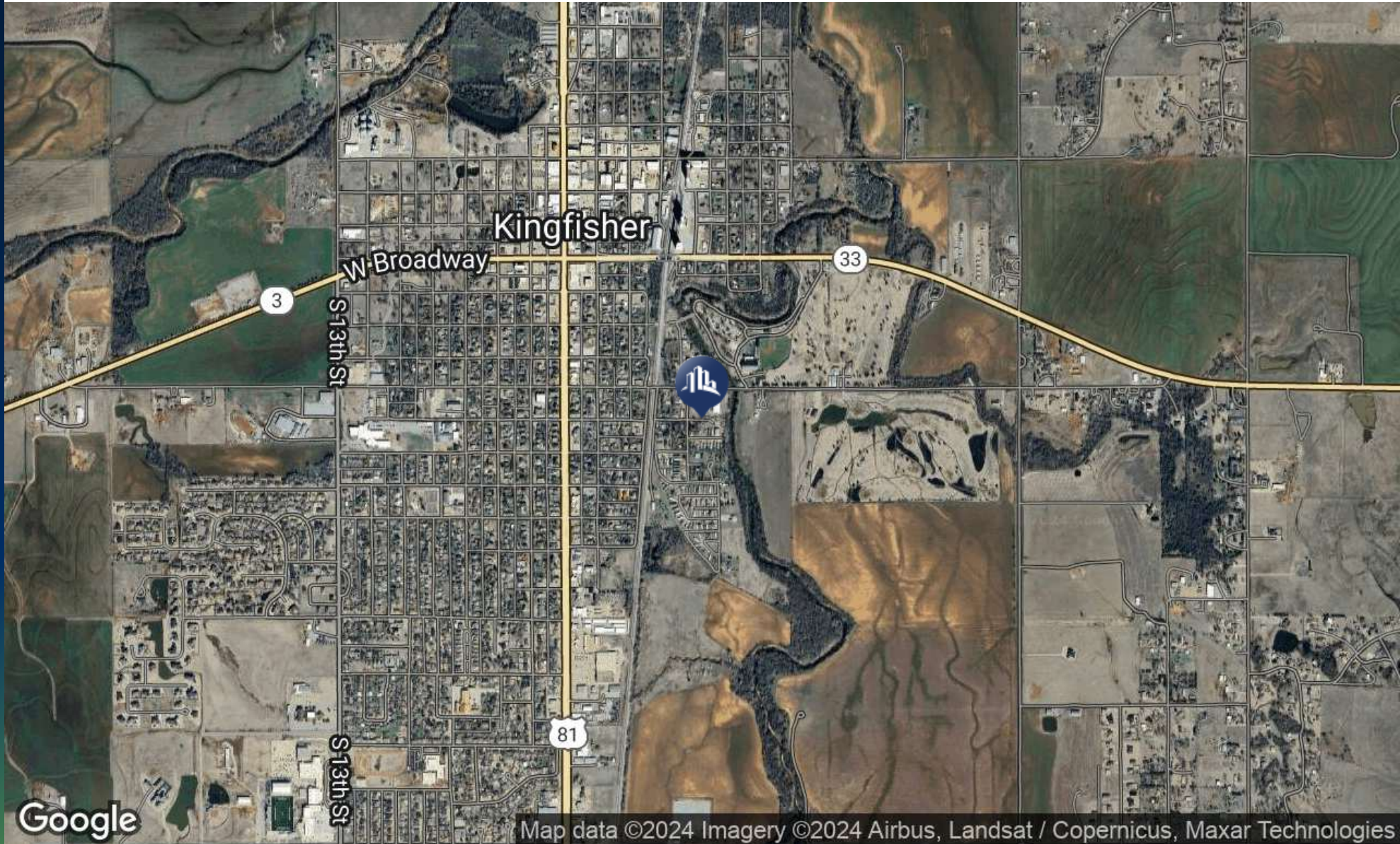
Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

Location Map



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About Kingfisher



Kingfisher, Oklahoma, founded during the Land Run of 1889, is a city with a rich history rooted in agriculture and early pioneer settlement. Initially a hub for settlers staking claims in the Unassigned Lands, Kingfisher quickly developed into a regional agricultural center, thanks to its fertile land and strategic location along the Chisholm Trail. The arrival of the railroad further bolstered its growth, enabling the efficient transportation of crops and livestock, which became the backbone of the local economy throughout the early 20th century.

Today, Kingfisher's economy remains heavily influenced by agriculture, with wheat, cattle, and dairy farming playing significant roles. The city is also home to various agribusinesses and related services, such as grain storage and farm equipment sales. In recent years, the oil and gas industry has become increasingly important, with several energy companies operating in and around Kingfisher due to its proximity to significant oil fields in the Anadarko Basin. Additionally, the city has a growing retail sector that caters to both local residents and visitors, reflecting Kingfisher's ongoing role as a commercial center for the surrounding rural communities.

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SECTION 3

FINANCIAL ANALYSIS

Financial Summary



As of 10/15		Month	Year	Pro Forma		Month	Year
21 Trailers Lot Rent	\$	5,880	\$ 70,560	21 Trailers Lot Rent	\$	5,880	\$ 70,560
2 RV Lots	\$	480	\$ 5,760	2 RV Lots	\$	480	\$ 5,760
4 Br House	\$	-	\$ -	4 Br House	\$	795	\$ 9,540
Steel Building	\$	-	\$ -	Steel Building	\$	2,200	\$ 26,400
Total Gross Revenue	\$	6,360	\$ 76,320	Total Gross Revenue	\$	9,355	\$ 112,260
Operating Expenses				Operating Expenses			
Insurance	\$	500	\$ 6,000	Insurance	\$	500	\$ 6,000
Property Taxes	\$	417	\$ 5,000	Property Taxes	\$	417	\$ 5,004
Total Operating Expense	\$	917	\$ 11,000	Total Operating Expense	\$	917	\$ 11,004
NOI	\$	5,443	\$ 65,320	NOI	\$	8,438	\$ 101,256
Cap Rate			5.94%	Cap Rate			9.21%
Price			\$ 1,099,000.00	Price			\$ 1,099,000.00

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SECTION 4

DEMOGRAPHICS



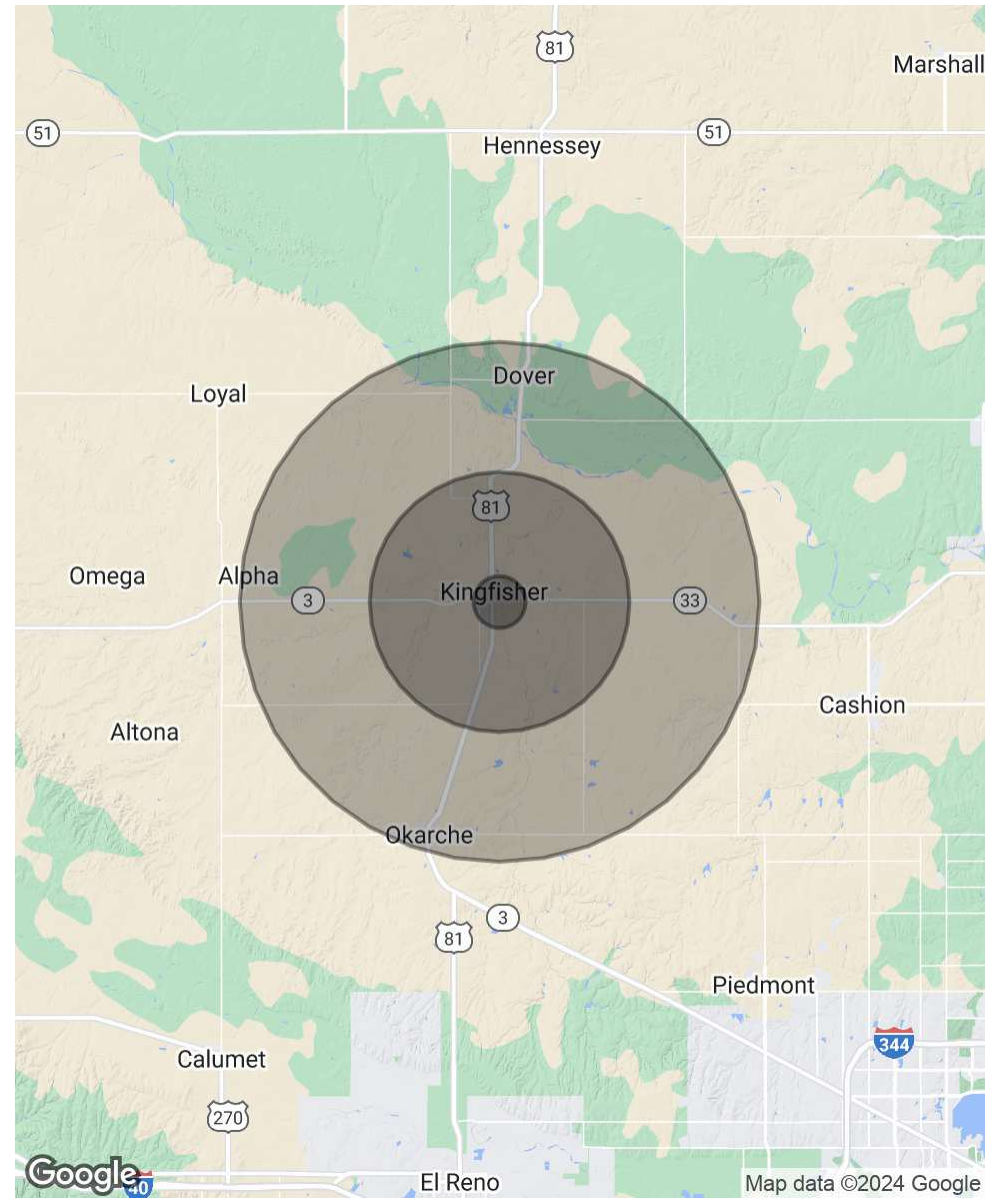
Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,645	6,505	9,358
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,292	2,370	3,414
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$81,151	\$87,921	\$95,252
Average House Value	\$220,105	\$225,852	\$238,258

Demographics data derived from AlphaMap



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SECTION 5

ADVISOR BIOS

Advisor Bio 1



NICK DENBOW

Sales Agent

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PROFESSIONAL BACKGROUND

Nick Denbow serves as a Junior Advisor/ Broker and responsible for client management, performing research on behalf of the Senior Brokers, preparing sell-side Offering Memorandums, and analyzing buy-side deals on behalf of clients. Nick holds a BS in Financial Management with real estate emphasis and a minor in Accounting from Clemson University.

EDUCATION

Clemson University

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