

# Dewey Multifamily For Sale

121 South  
Cherokee Avenue  
Dewey, OK 74029

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# Property Summary

## Property Description

These Dewey duplexes offer investors a rare opportunity to acquire a newer construction multifamily portfolio in Washington County. The property consists of six single story brick veneer duplexes totaling 12 units and 12,884 SF, all built in 2011 on a 1.32 acre site. Each unit features a three bedroom, two bathroom floor plan averaging roughly 1,070 SF, a layout that attracts families and long term renters, and four of the units include a single car garage. The site has frontage on Bartles Road, S Cherokee Ave, and E Angus Ave, giving residents easy access to downtown Dewey and a short drive to Bartlesville's major employers, retail, and services. Offered at \$1,200,000 (\$100,000 per unit / \$93.14 per SF).

## Property Highlights

- 12 units across six duplexes, all built in 2011 with brick veneer exteriors
- Three bedroom, two bathroom units averaging approximately 1,070 SF, a family friendly layout with strong tenant demand
- Four units include a single car garage, offering rent premium potential
- 1.32 acre site with frontage on three streets (Bartles Rd, S Cherokee Ave, E Angus Ave)
- Priced at \$100,000 per unit, well below replacement cost, with convenient access to Bartlesville employers and amenities



## Offering Summary

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,200,000 |
| Number of Units: | 12          |
| Lot Size:        | 1.317 Acres |
| Building Size:   | 2,140 SF    |

# Additional Photos



# Location Map

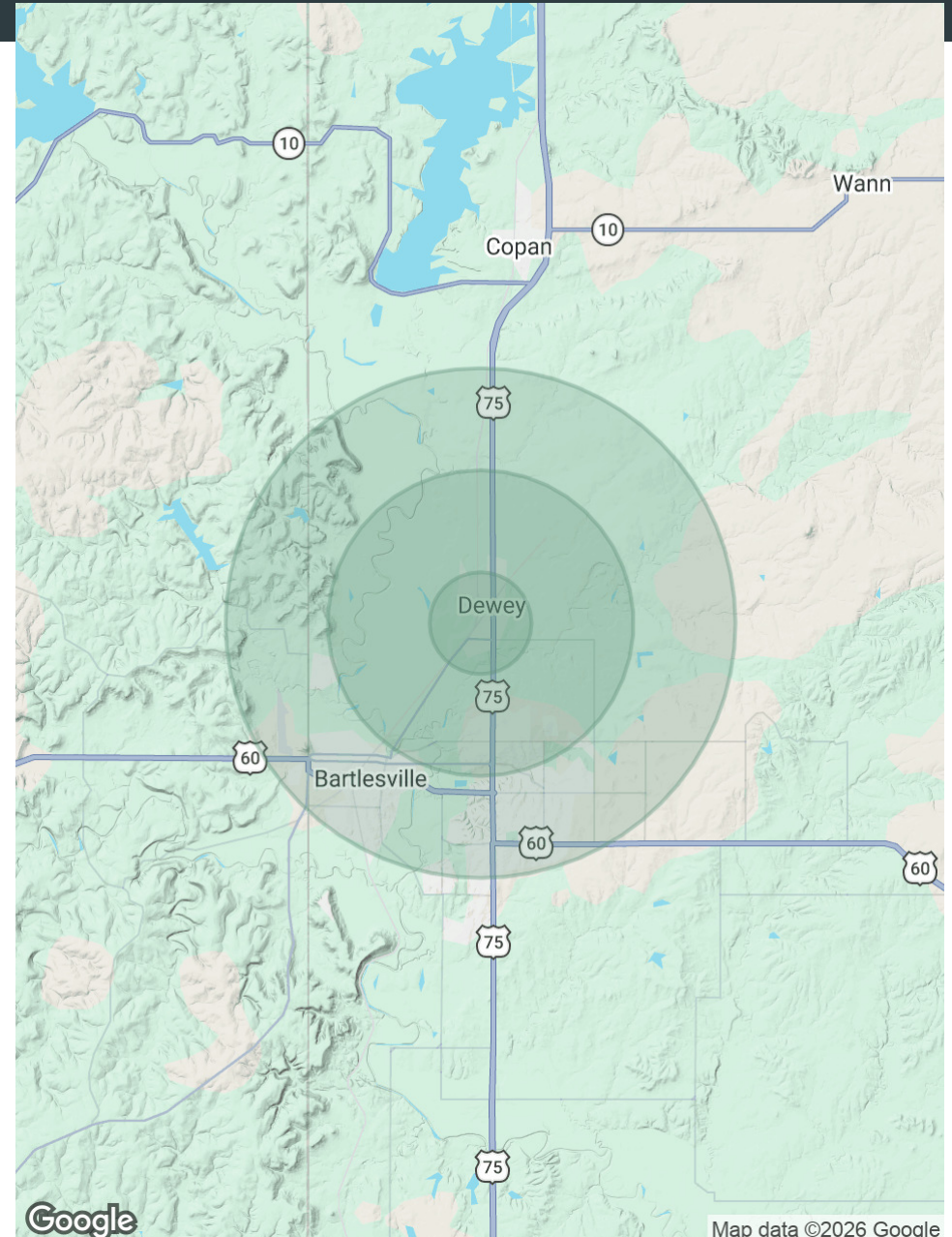


# Demographics Map & Report

| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 2,289  | 11,625  | 36,397  |
| Average Age          | 46.4   | 41.1    | 39.1    |
| Average Age (Male)   | 47.8   | 39.1    | 36.8    |
| Average Age (Female) | 43.3   | 41.1    | 41.3    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 903       | 4,567     | 14,392    |
| # of Persons per HH | 2.5       | 2.5       | 2.5       |
| Average HH Income   | \$60,996  | \$70,535  | \$77,196  |
| Average House Value | \$138,981 | \$134,582 | \$154,616 |

2023 American Community Survey (ACS)



# Contact

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