



Downtown OKC
REDEVELOPMENT
IDEAL FOR HOTEL / MULTIFAMILY

601 & 621 N OKLAHOMA AVENUE
OKLAHOMA CITY, OK 73104

An Investment Opportunity Offered by Price Edwards and Company

PRICE EDWARDS AND CO.

601 & 621 N OKLAHOMA AVE PROPERTY HIGHLIGHTS

Downtown OKC
REDEVELOPMENT
IDEAL FOR HOTEL / MULTIFAMILY

PRICE: **\$5,900,000**
ACRES: **2.33**
SQ.FT.: **101,500**



VACANT BUILDINGS: This property is comprised of 3 vacant buildings, offering an excellent opportunity for owner/user or redevelopment.

TWO WAREHOUSES: 15,000 SF and 16,106 SF

METAL BUILDING: 2,592 SF

PROPERTY FOOTPRINT: 2.33 ACRES / 101,500 SF

RAW LAND: 1.56 AC / 67,802 SF (MOL)

LOCATION: Centrally located and close to several major highways including: I-235, I-40, I-44 and I-35. Sits right at the 6th Street exit into downtown OKC. Close to several restaurants, OU Medical Center, Saint Anthony's, Bricktown, State Capitol, Automobile Alley District, the Memorial and Chesapeake Arena.

ZONING: SPUD (Simplified Planned Unit Development) with DHSA (Downtown Highway Scenic Area) overlay. Underlying Zone: DBD (Downtown Business District). Agricultural use permitted.

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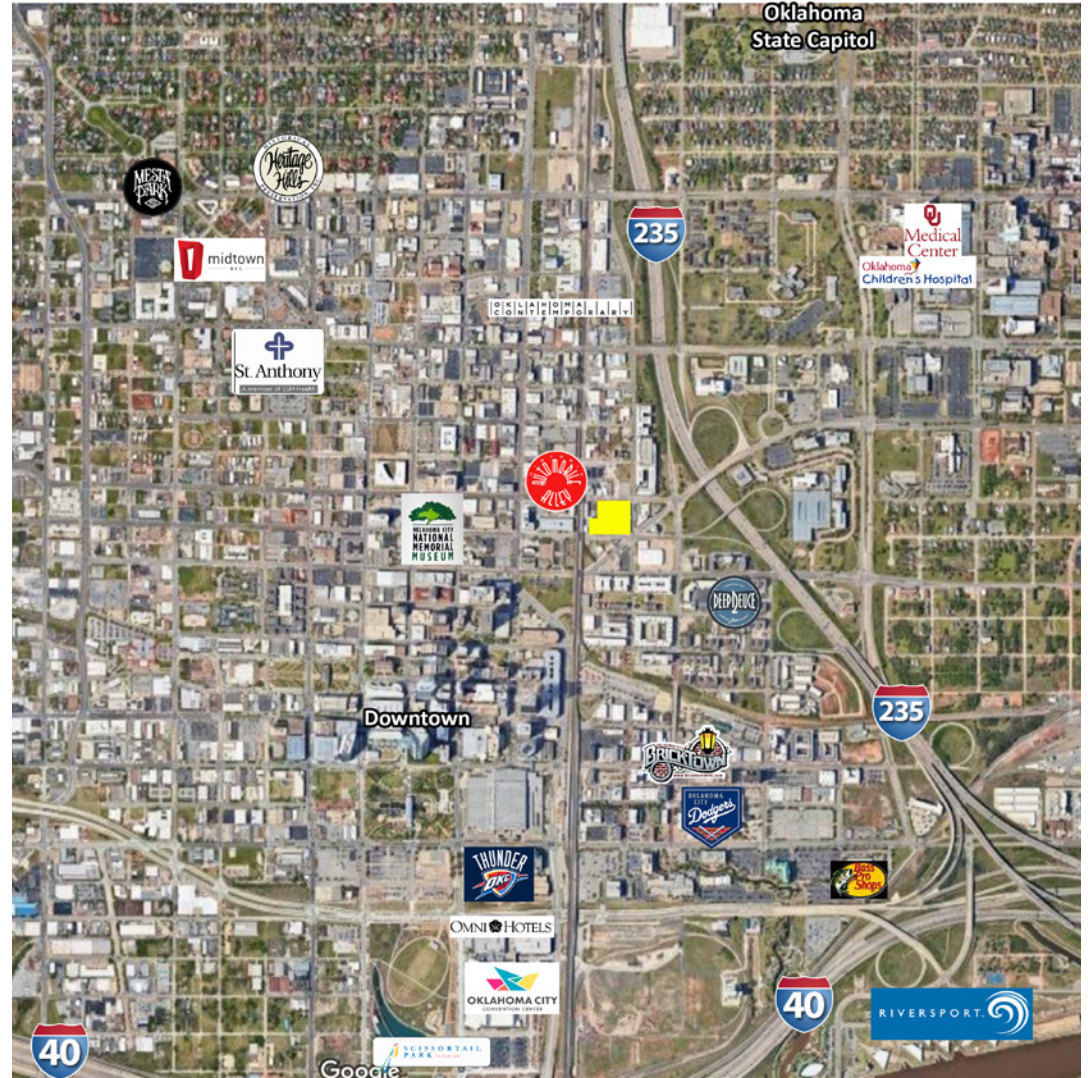
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601 & 621 N OKLAHOMA AVE LOCATION OVERVIEW



601 & 621 N OKLAHOMA AVE

LOCATION OVERVIEW



OVERVIEW

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WHY OKC?

#1

Lowest cost of living among large cities.

March 2021
C2ER

6TH

Fastest growing city in the US.

2020 US Census

#1

Place for startups to expand

February 2020
Zillow

15.4%

Population growth since 2010.

3RD

Lowest for business costs in the US.

April, 2021
Moody's North American Business Cost Review

ABOUT OKLAHOMA CITY



1.4 MILLION
MSA POPULATION



10,825
NEW JOBS CREATED



12.7%
RETAIL SALES INCREASE



7.7 MILLION
TOURISTS EACH YEAR

Source: US Census, 2021

Oklahoma City has been experiencing a rapid profile change over the course of the last decade, leading it to evolve into a dynamic urban center capable of supporting best-in-class developments. Beginning with a top performing mall in the entire Country, the need for additional high-end developments became apparent, and the city has welcomed several new retail developments, including Nichols Hills Plaza and Classen Curve.

OKC is the capital and largest city in the state of Oklahoma, covering over 600 square miles across four counties. The Oklahoma City area consistently ranks as one of the top regions in the southwest in the aviation, aerospace, biotech, energy and logistics industries. OKC offers a dynamic combination of an accessible and educated workforce, a cost of living well below the national average and a diversified employment sector that is positioned for growth. Over the course of the last two decades, Oklahoma City has already experienced over a \$5 billion in flux of public and private capital in quality-of-life projects and improvements..

At the crossroads of 3 major interstate highways (I-35, I-40, I-44), Oklahoma City is positioned within a day's drive of the large and rapidly-growing south-central region (OK, TX, AR, LA). A dynamic market in terms of size and rates of population and income growth, the region is expected to grow more than 44 percent during the next 25 years.