



3700 N. Walker

Oklahoma City, Oklahoma

1: 4,514

CORDELL C. BROWN, CCIM, CIPS
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OFFERING SUMMARY

Sale Price: \$4,250,000

Price / Acre: \$

Lot Size: 13.9779 acres+/-

PROPERTY OVERVIEW

This 13.9779 +/- acre parcel (the Property) is ideal for another church, mixed use development. It lends itself well to a development with 602.00 feet fronting on NW 36th Street and 829.90 on N. Walker Avenue. A map of the current zoning is included in this brochure.

LOCATION OVERVIEW

The irregular shaped site extends from the northeast corner of NW 36th Street and N. Walker Avenue east to the Interchange of I-235 and NW 36th Street. The site encompasses approximately 13.9779 gross acres of potential mixed use development land. Frontage on N. Walker Avenue. The Property was the home of The First Christian Church of Oklahoma City, which is in the process of moving to another building that is located on a tract of land to the east of the Property and will be accessed by permanent easements extending from NW 36th Street and from N. Walker Avenue. CONTINUED ON FOLLOWING PAGE

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The iconic bell tower for the church is also leased as a cell phone tower and serves as a cooling tower for the chilled water and boiler system that services the church buildings. The cellular lease pays approximately \$27,600 per year.

The Property is divided north to south by a creek/floodway and is generally described as two parcels:

The East Parcel where the NEW HOME OF THE FIRST CHRISTIAN CHURCH OF OKLAHOMA CITY and office building of The Disciples of Christ at 301 NW 36th Street is located, is that land situated east of the creek draining northerly and westerly toward the creek's intersection with the creek on the north boundary of the Property. The Property currently has two access points. One access point is at the ODF office building. It should be noted that this access point services only the office building but the Seller does have an easement on the east side of the office building extending to the north part of the property. The second access point is at the new First Christian Church location on the back part of the east parcel. This entrance can be accessed from either NW 36th Street or N. Walker via a drive that circles the parking area for the church (see photos and survey).

The West Parcel (the Subject parcel) where the former church buildings and theater and amphitheater are located is that land situated west of the south to north draining creek. This parcel is bounded on the north by another creek flowing east/northeast to its intersection with the east creek. The drainage from the creeks eventually flows into the Deep Fork River. The corner of NW 36th and N. Walker is part of the Subject parcel. It has three access points off of NW 36th Street one of which is a small circle drive in front of the church. It has one other access point off of North Walker, which is the circle drive around the parking lot to the access point at NW 36th Street. The seller is flexible on the location for access to the new church location.

Zoning for the Subject property is C-3 Community Commercial District on the corner of NW 36th and Walker. It encompasses an area that appears to include the Church building, the Education Building and the Fine Arts Building (the former location of the Jewel Box Theater). The balance of the Property is zoned R-1 Single Family Residential with a CUP overlay, which is a Conditional Use Permit allowing for theater type parking.

The neighborhoods surrounding the Property are Edgemere Park to the south and Edgemere Heights to the north and Crown Heights to the northwest. Edgemere Park and Crown Heights are Historical Preservation areas with homes that were built generally in the 1930's and 1940's. All three of the neighborhoods enjoy historically stable and upper end pricing. To the east of the Property I-235 (the Broadway Extension) is a man made barrier between the neighborhoods to the east of the site, that are a mix of primarily industrial and office use east of I-235.

BUILDINGS

The first floor of the dome contains the lobby, offices, classrooms, a chapel, mechanical room, and meeting rooms. There are two staircases, an escalator and an elevator accessing the upper level which is the Sanctuary. The Sanctuary was designed to seat 1900 people but is currently configured with seating for 1200 people in a radial pattern emanating from the altar on the east side of the room. Interior floors of the building are finished in a mix carpet, terrazzo and vinyl tile. Ceilings in the meeting rooms and office areas are primarily acoustic tile. The domed ceiling of the sanctuary is approximately 90 feet high and has four sets of recently replaced, circular skylights that are laid in vertical rows around the dome. The exterior covering of the roof of the dome was totally replaced 2018. There is a 20 year warranty on the roof.

The primary men's and women's restrooms are located in the lobby area connecting the Sanctuary Building with the Education Building. The Education Building is immediately north of the Sanctuary Building and is attached via the lobby. The Education building is four stories. The first floor contains a commercial kitchen and large open area that can be divided with folding partitions. The upper floors are divided into pie-shaped offices and meeting rooms with carpet and vinyl tile flooring. There are men's and women's restrooms on each floor. Dividing walls are for the most part, concrete block and ceilings are plaster or acoustical tile.

North of the Education Building is the Jewel Box Theater. The two buildings are connected by an enclosed walkway and a small courtyard. The theater is composed as a "theater in the round" with a circular design with an inner circle making up the entertainment area with seating circling the stage and an outer, enclosed, semicircle area containing dressing rooms, media area and storage areas.

North of the buildings on the north side of the main entrance to the Property is a 3500-seat amphitheater which was constructed in 1947. It has a dressing room structure and but no public restroom facilities. The amphitheater occupies about an acre of land.

Church Facility	Sq Footage
1st Floor	
Dining Room	6,857
Kitchen	1,123
Chapel	1,944
Parlor including restroom, bride's room	1,100
Room 104	632
Library	658
Print Room	556
Common Areas (Halls, restrooms, elevator, stairs, storage, etc.)	<u>8,286</u>
1st Floor Total Sq Footage	20,856
2nd Floor	
Sanctuary	16,286
Lobby (Includes elevator & stairs)	1,351
Children's Area	<u>7,854</u>
2nd Floor Total Sq Footage	25,491
3rd Floor	
Classrooms	7,077
Common Areas (halls, stairs, elevator, restrooms, etc.)	<u>1,188</u>
3rd Floor Total Sq Footage	8,265
4th Floor	
Classrooms	7,077
Common Areas (halls, stairs, elevator, restrooms, etc.)	<u>1,188</u>
4th Floor Total Sq Footage	8,265
Total Church Sq Footage	62,877

Jewel Box Theatre	<u>Sq Ft</u>
Theatre	1,964
Lobby	345
Offices, Dressing Rooms, Equip etc	<u>1,650</u>
Total Sq Footage	3,959

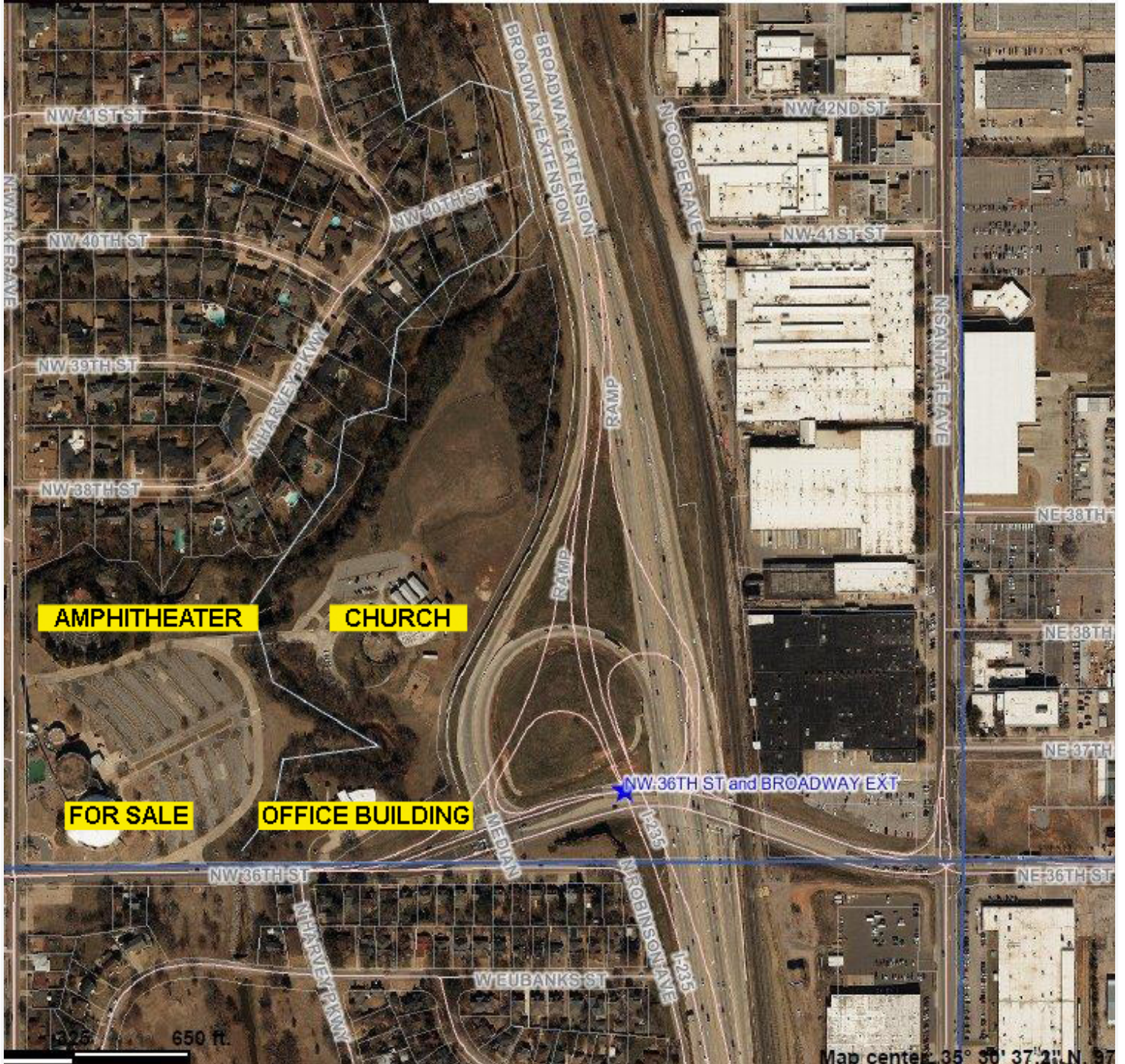
Square Footage of Building Total 66,836

First Christian Church of OKC
3700 N. Walker Ave.
Oklahoma City, OK 73118

Property Maintenance and Utilities Jan 1 - Dec 13, 2016

Property & Maintenance	YTD Actual 2016 at 12/13	2015 Yearly Actual	2014 Yearly Actual
AMPTHTRE/PARK Mntnc & Repair	\$1,452.49	\$830.18	\$3,591.67
Church Building Mntnc & Repair	\$21,446.35	\$17,798.63	\$22,161.08
Youth Family Center Bldg Mntnc & Repair	\$0.00	\$205.63	\$3,720.00
Jewel Box Bldg Mntnc & Repair	\$8,661.92	\$51,295.96	\$3,612.13
Pavement Mntnc & Repair	\$0.00	\$26,415.00	\$0.00
Kitchen Maintnce	\$149.00	\$82.65	\$708.74
Elevator/Escalator Maintenance	\$4,846.68	\$6,315.90	\$3,455.08
Church Building Major Repairs (Capital Expenditures)	\$145,551.07	\$0.00	\$33,531.00
Youth Family Center Capital Expenditures	\$50.00	\$5,988.00	\$6,000.00
Facility Maintenance and Capital Expenditures	\$182,157.51	\$108,931.95	\$76,779.70
Amphitheatre Electricity	\$1,098.11	\$1,998.79	\$2,278.91
Church Building Natural Gas	\$8,474.72	\$12,573.02	\$11,256.08
Church Building Electricity	\$34,473.03	\$36,012.89	\$40,614.19
Church Building Water	\$7,268.46	\$7,202.70	\$6,456.60
Church Building Utilities	\$51,314.32	\$57,787.40	\$60,605.78

NOTE: The utilities for the Jewel Box Theatre and the Youth and Family Center are paid separately and not included above.

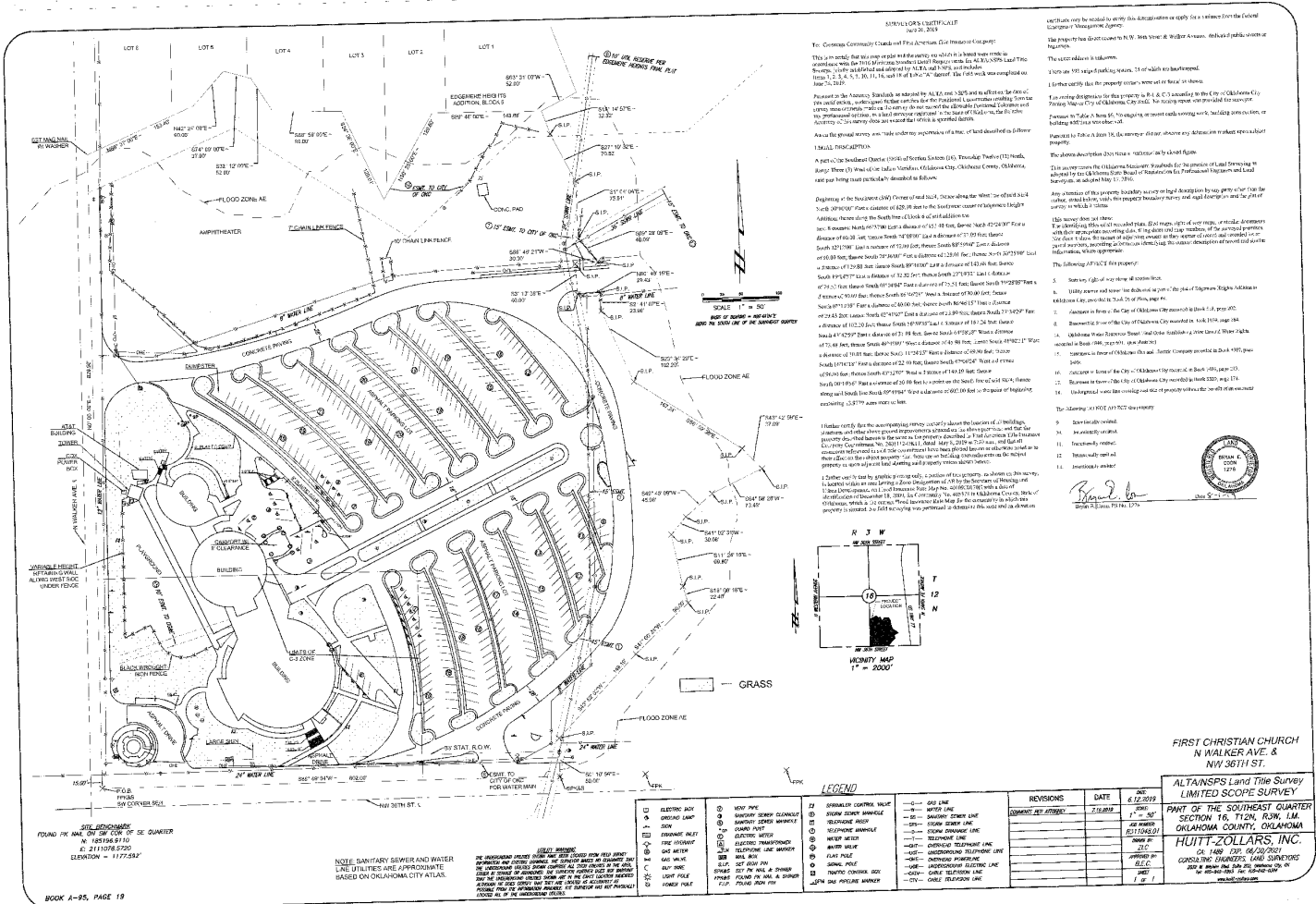


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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

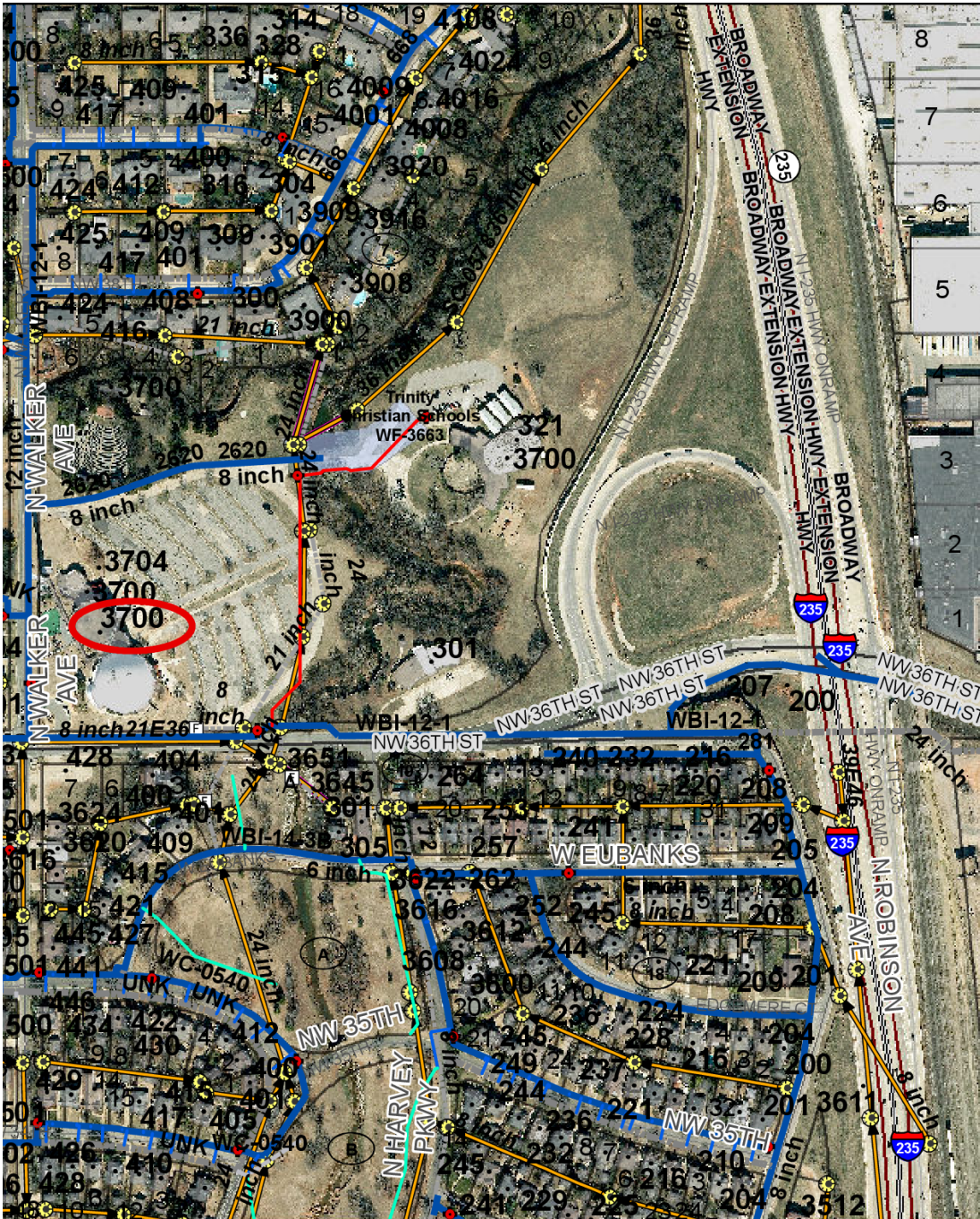




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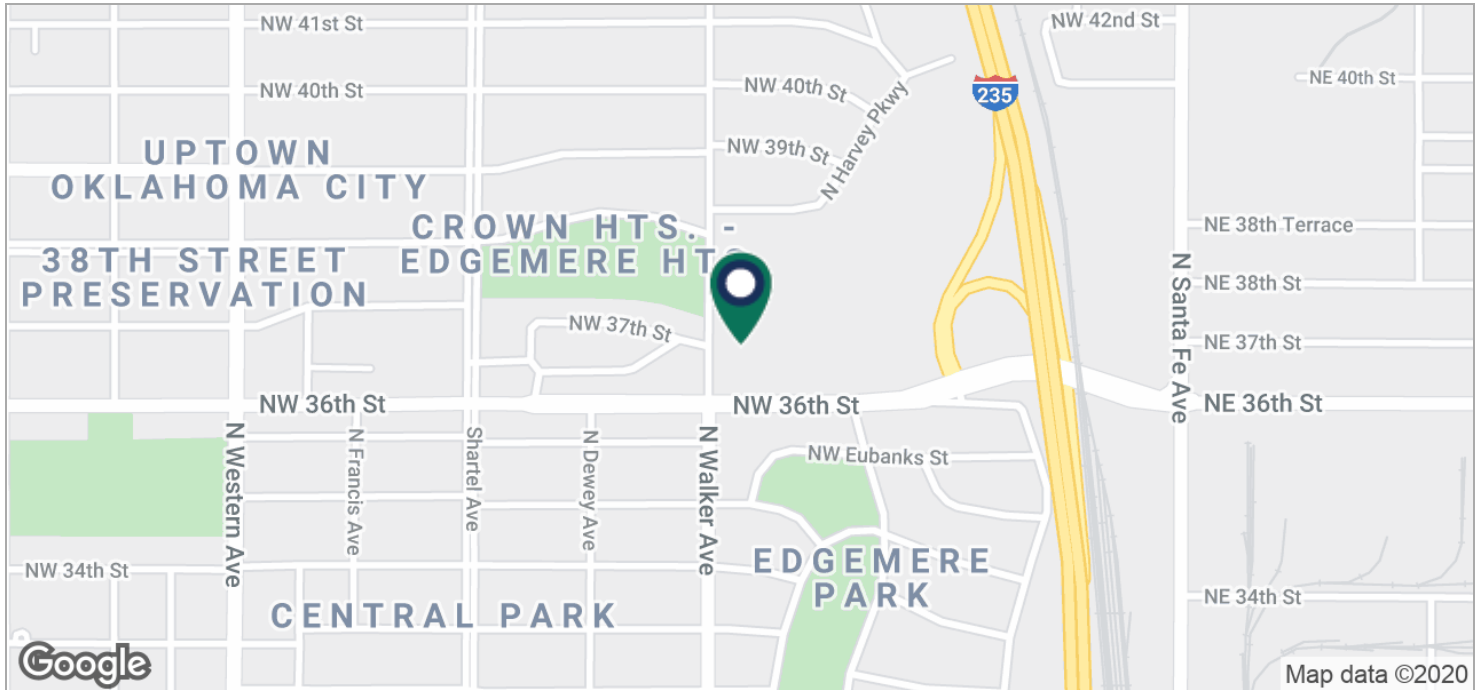
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,002	74,457	174,952
MEDIAN AGE	33.7	36.5	35.6
MEDIAN AGE (MALE)	33.3	35.9	34.1
MEDIAN AGE (FEMALE)	34.5	36.6	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,879	33,269	73,970
# OF PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$58,305	\$56,784	\$54,584
AVERAGE HOUSE VALUE	\$149,294	\$201,317	\$177,298

* Demographic data derived from 2010 US Census

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