



OFFERING SUMMARY

Sale Price:	\$3,900,000
Building Size:	24,175 SF
Lot Size:	1.286 Acres
Price / SF:	\$161.32
Zoning:	DBD / DP - Downtown Scenic Highway Area
Market:	Downtown OKC

PROPERTY OVERVIEW

ABC's warehouse and showroom properties are available for purchase. This location is in close proximity to the public sector's largest recent investments, the OKC Boulevard, Scissortail Park, Myriad Botanical Gardens and the new Omni Hotel, and one block from a prominent OKC Streetcar stop.

This site is strategically located to participate in Downtown OKC's densest future developments. This area, previously referred to as Core-to-Shore, is critical to connecting the existing Central Business District to new public investments and the Oklahoma River. The City's Downtown Development Framework encourages high intensity mixed use development on this site and on all adjacent property. This is defined as secondary employment zones, high density urban neighborhoods, office and hotel towers, mid-rise buildings and a mix of uses to include museums, theaters, education and healthcare institutions of up to 10 stories.

PROPERTY HIGHLIGHTS

- 6,175 SF historic one-story retail building facing S. Walker Avenue built in 1938
- 18,000 SF warehouse and showroom built in 1981
- Parcel with existing cell phone tower lease through 2031
- Paved parking Lot facing Reno
- Two billboards with rental opportunities

ALLISON BARTA BAILEY
405.239.1245
abailey@priceedwards.com
priceedwards.com

TRE DUPUY
405.843.7474
tdupuy@priceedwards.com
priceedwards.com



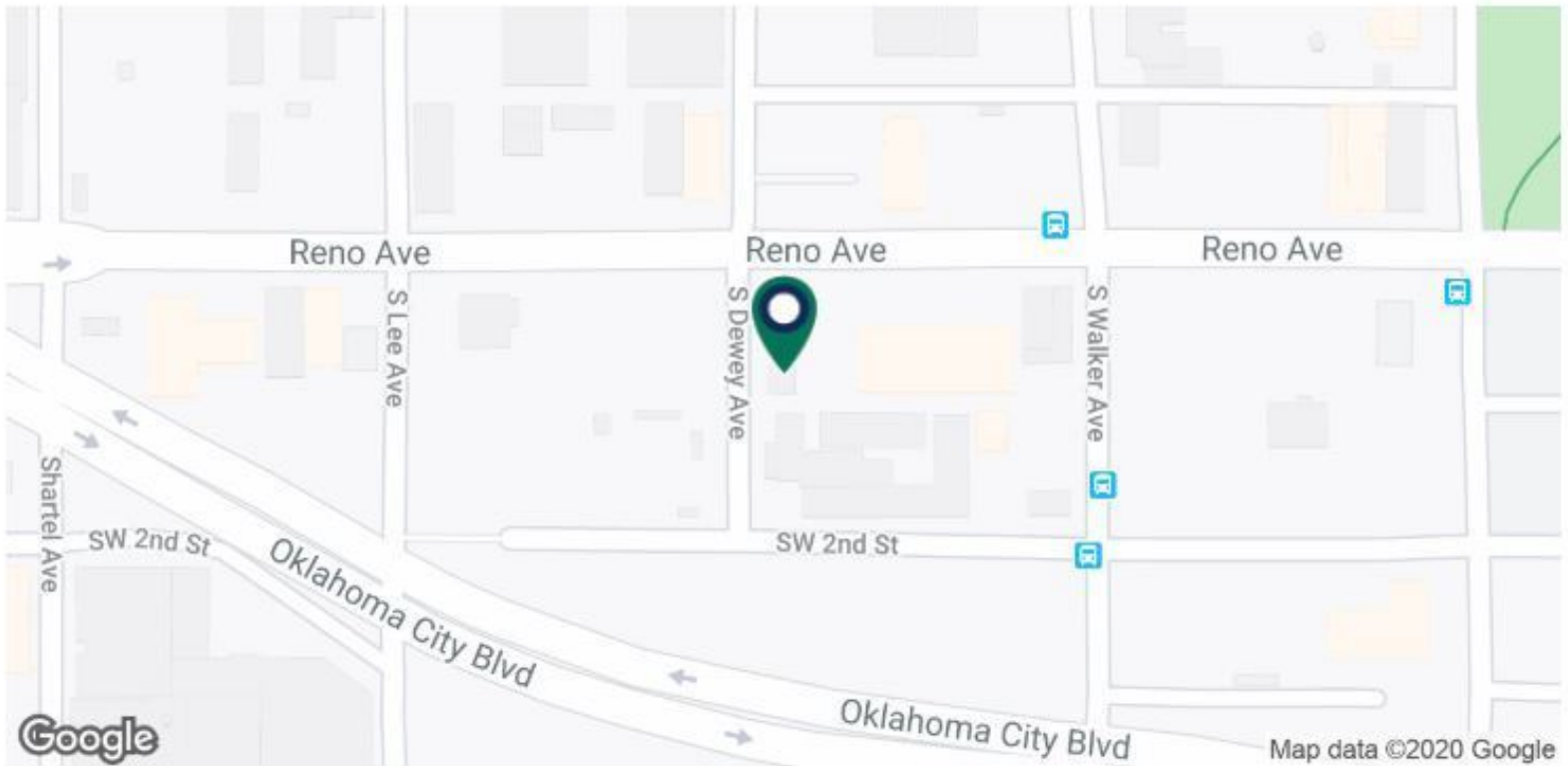
ALLISON BARTA BAILEY
405.239.1245
abailey@priceedwards.com
priceedwards.com

TRE DUPUY
405.843.7474
tdupuy@priceedwards.com
priceedwards.com



ALLISON BARTA BAILEY
405.239.1245
abailey@pricedwards.com
pricedwards.com

TRE DUPUY
405.843.7474
tdupuy@pricedwards.com
pricedwards.com



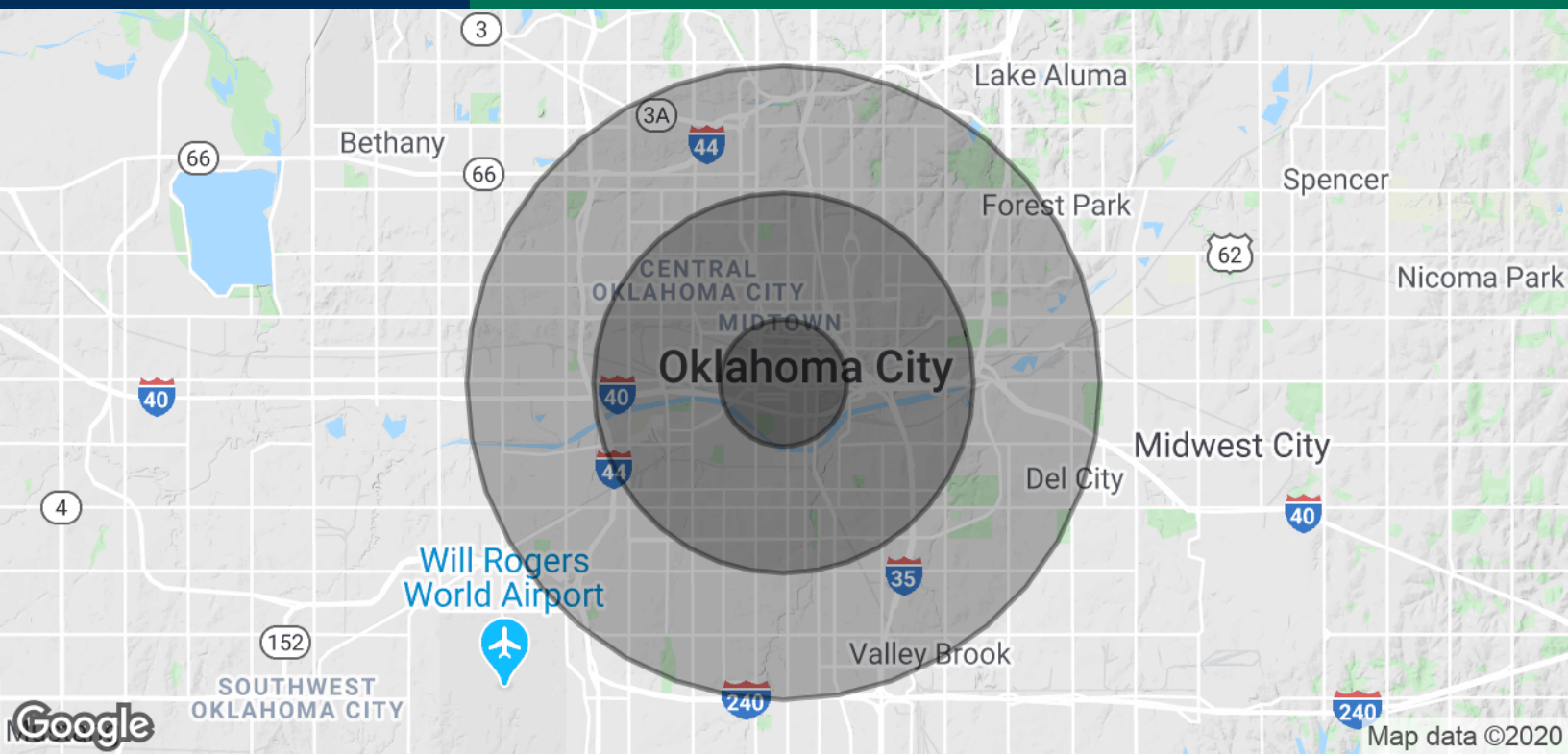
ALLISON BARTA BAILEY
405.239.1245
abailey@priceedwards.com
priceedwards.com

TRE DUPUY
405.843.7474
tdupuy@priceedwards.com
priceedwards.com



ALLISON BARTA BAILEY
405.239.1245
abailey@priceedwards.com
priceedwards.com

TRE DUPUY
405.843.7474
tdupuy@priceedwards.com
priceedwards.com



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,862	79,964	217,427
Average age	36.0	31.2	32.9
Average age (Male)	38.2	31.5	32.4
Average age (Female)	35.8	31.3	33.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,586	29,648	84,073
# of persons per HH	3.1	2.7	2.6
Average HH income	\$36,886	\$40,244	\$41,473
Average house value	\$56,438	\$151,998	\$113,600

* Demographic data derived from 2010 US Census

ALLISON BARTA BAILEY
405.239.1245
abailey@pricedwards.com
pricedwards.com

TRE DUPUY
405.843.7474
tdupuy@pricedwards.com
pricedwards.com