



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	2.92 Acres
Year Built:	2022
Building Size:	7,500
Zoning:	Commercial
Market:	Goldsby
Submarket:	Oklahoma City
Price / SF:	\$200.00

PROPERTY OVERVIEW

This fully leased, income-producing investment offers immediate cash flow with an established tenant in place. Positioned in the rapidly growing Goldsby commercial corridor, this prime location provides quick access to I-35, Norman, and Oklahoma City. With strong long-term appreciation potential in an expanding market, this property is an excellent addition to an investor's portfolio, offering a passive investment opportunity with stable income.

PROPERTY HIGHLIGHTS

- Fully leased, income-producing investment with immediate cash flow
- Established tenant in place
- Prime location with quick access to I-35, Norman, and Oklahoma City
- Positioned in the rapidly growing Goldsby commercial corridor
- Strong long-term appreciation potential in an expanding market
- Excellent addition to an investor's portfolio
- Passive investment opportunity with stable income

GAYLA ARTMAN

Broker Associate

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A NET LEASED INVESTMENT OPPORTUNITY
127 RAY GOLDSBY AVE
GOLDSBY, OK 73093



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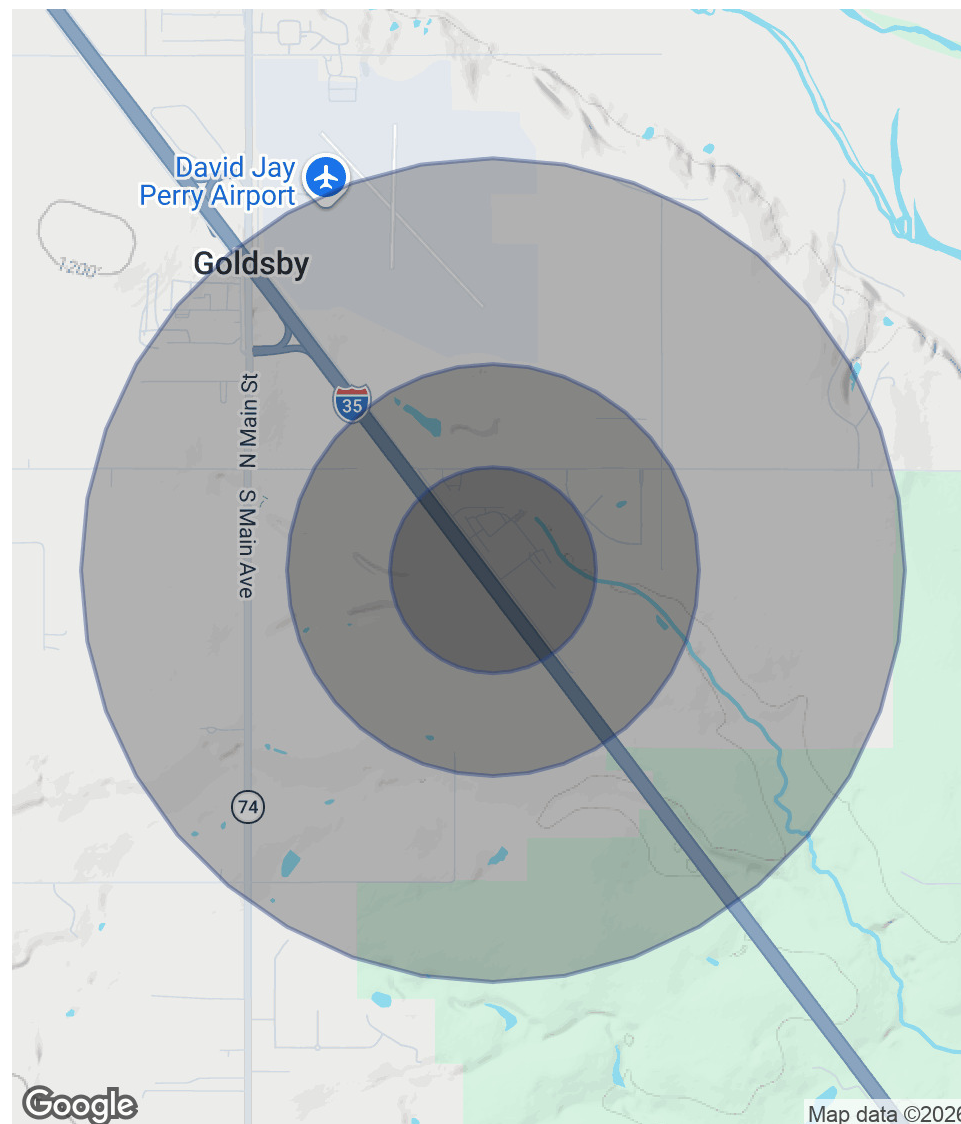
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	13	53	234
Average Age	46.3	45.4	44.0
Average Age (Male)	49.4	48.5	45.1
Average Age (Female)	43.8	43.0	43.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4	19	80
# of Persons per HH	3.3	2.8	2.9
Average HH Income	\$126,757	\$106,743	\$125,443
Average House Value	\$298,013	\$298,013	\$326,326

2023 American Community Survey (ACS)



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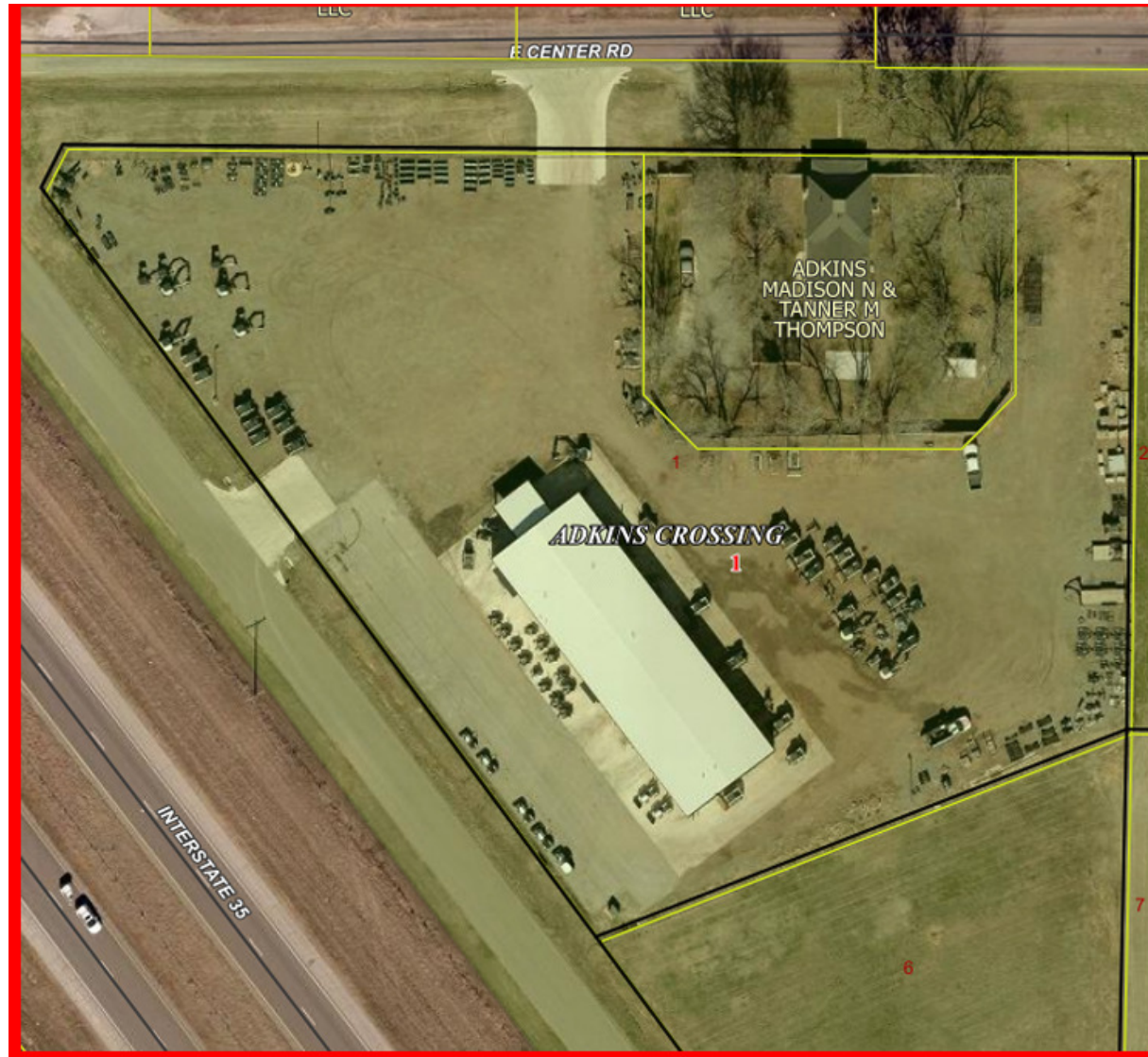
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