



## FIVE80 COFFEE HOUSE

120 & 124 E Randolph Ave, Enid, OK  
73701



**Contact**

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## Five80 Coffee House

120 & 124 E Randolph Ave, Enid, OK 73701



## PROPERTY INFORMATION

**Purchase Price**  
\$960,000.00

**Property Address**  
120 & 124 E Randolph Ave  
Enid, OK 73701

**Year Built**  
1920

**Property Size**  
8,800 Sq. Ft.

**Land Size**  
11,250.00 Sq. Ft.

**FIVE80**  
COFFEE HOUSE

Company Disclaimer



## FIVE80 COFFEE HOUSE

120 & 124 E Randolph Ave, Enid, OK  
73701

### PROPERTY OVERVIEW

Discover a premier investment opportunity in the thriving heart of Enid, OK! Five80 Coffee House, a versatile 8,800 SF mixed-use property at 120 & 124 E Randolph Ave, promises significant returns. Nestled in a vibrant community, this property offers a unique blend of commercial and residential spaces, ensuring diverse income streams. Its prime location benefits from high foot traffic and proximity to local attractions, enhancing its appeal to both tenants and patrons. With Enid's steady growth and development, this asset is poised for appreciation, making it an ideal choice for investors seeking a dynamic and profitable venture. Seize this chance to invest in a property that combines charm, utility, and potential.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS

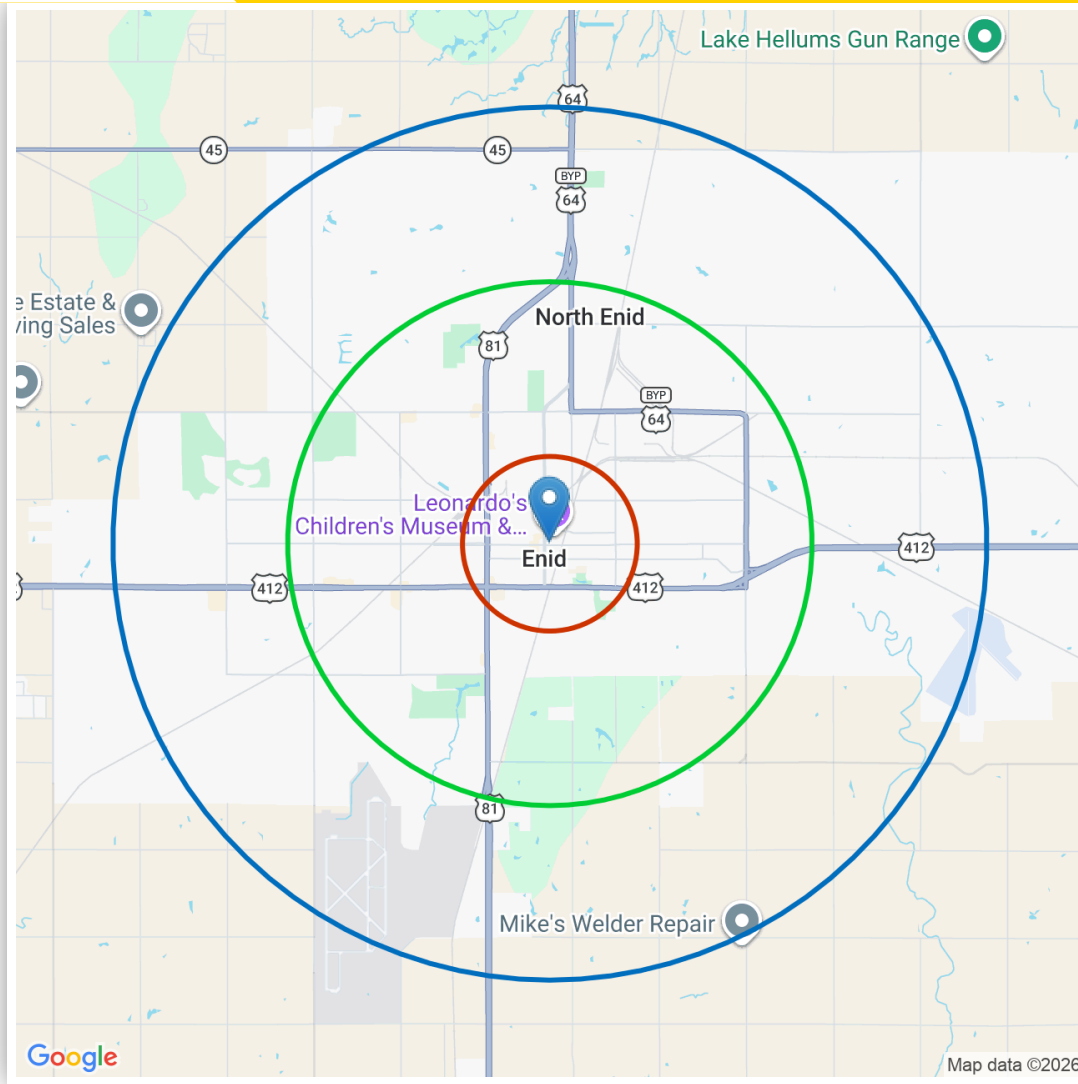


## **FIVE80** COFFEE HOUSE

120 & 124 E Randolph Ave, Enid, OK 73701



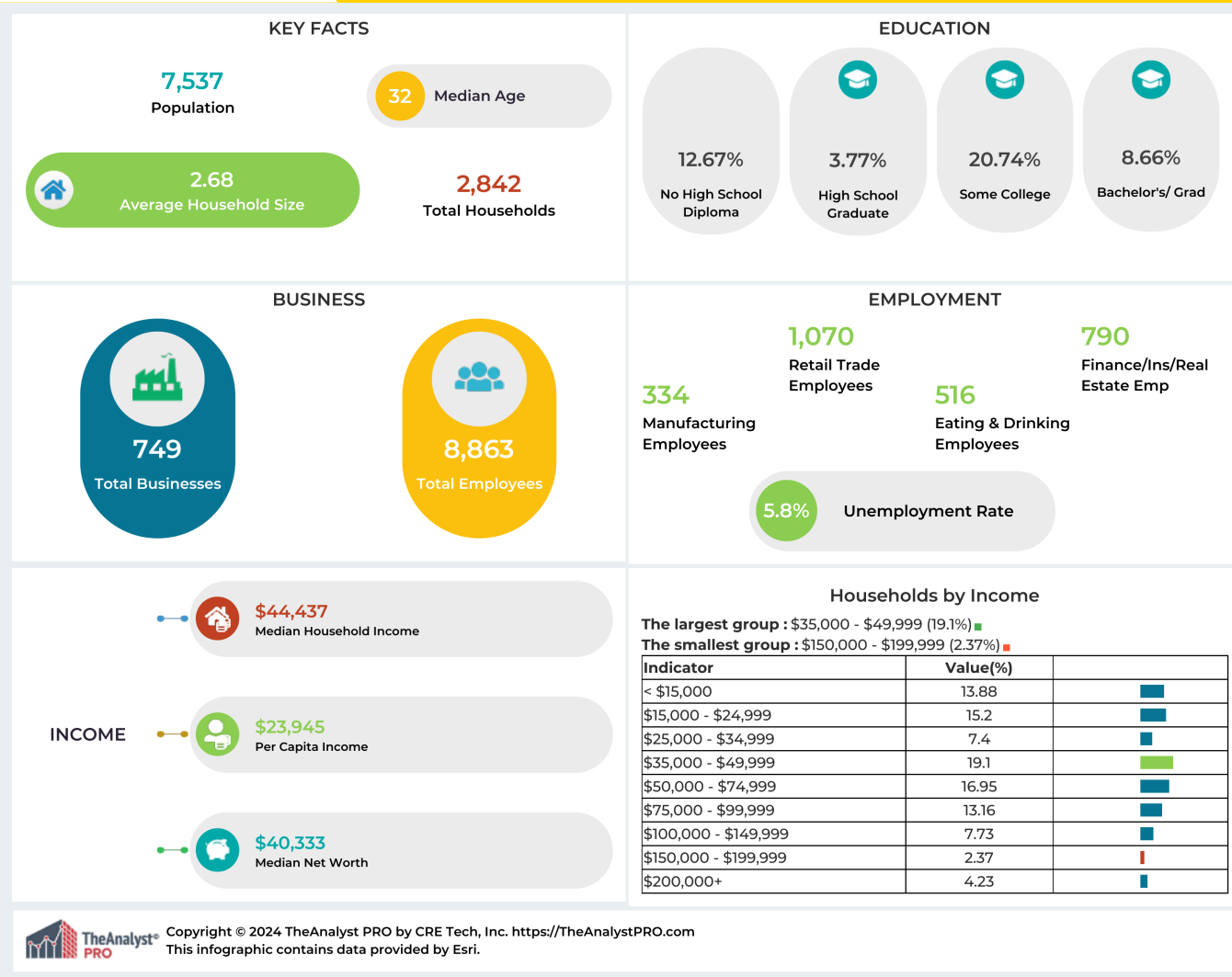
## LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



## Five80 Coffee House

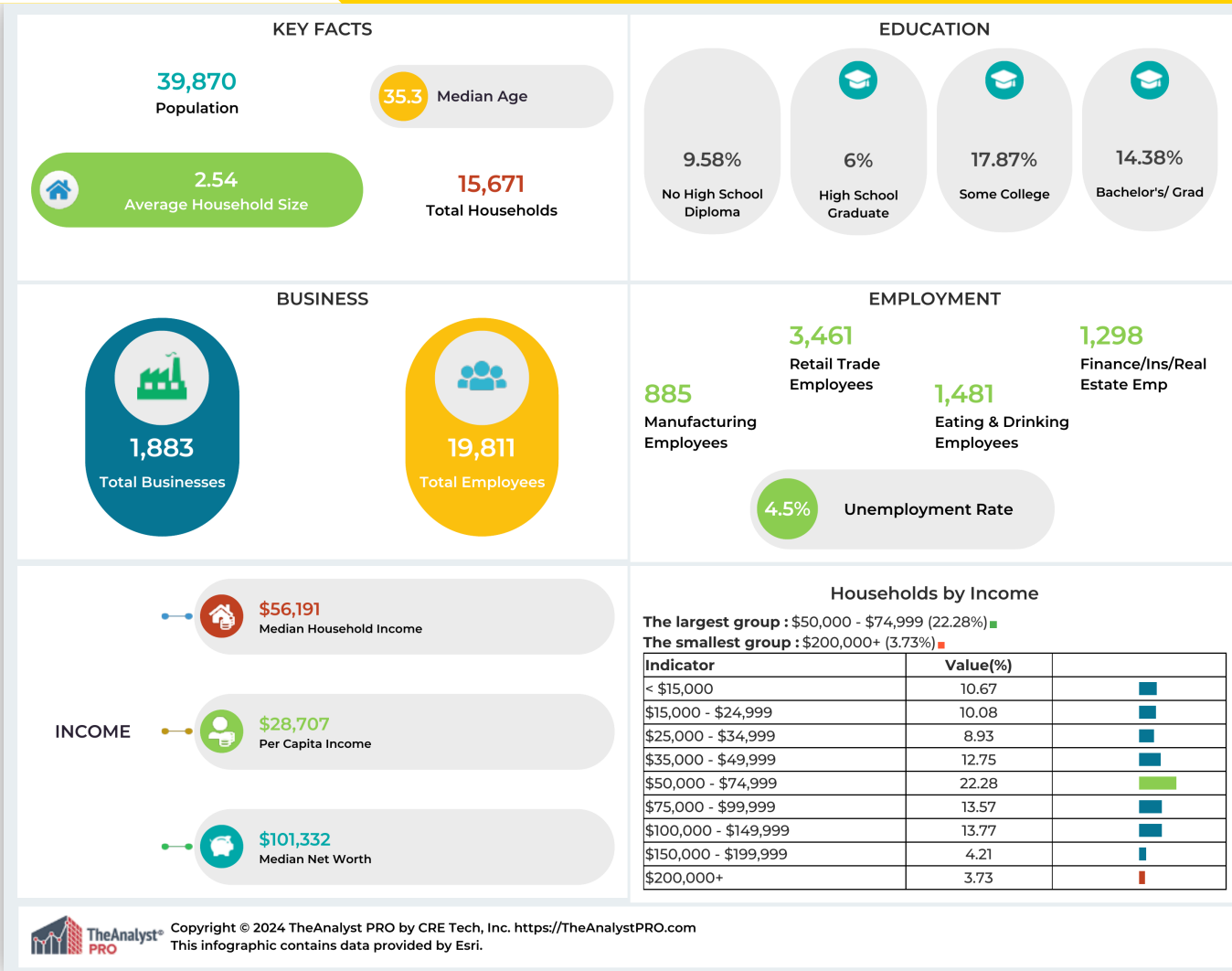
120 & 124 E Randolph Ave, Enid, OK, 73701



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# INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



## Five80 Coffee House

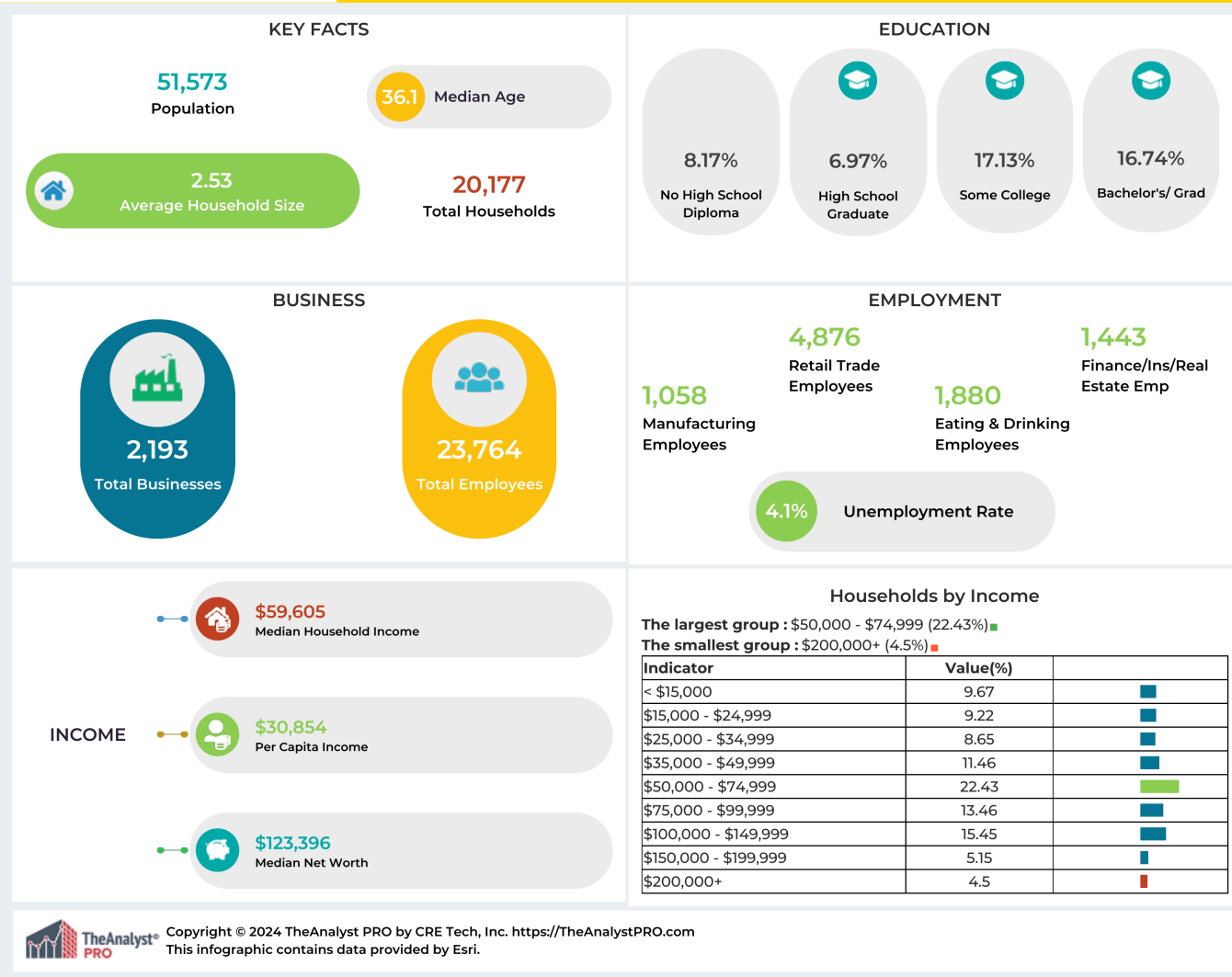
120 & 124 E Randolph Ave, Enid, OK, 73701



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# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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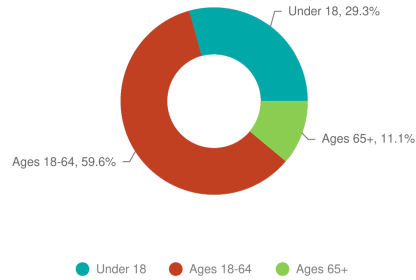


# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

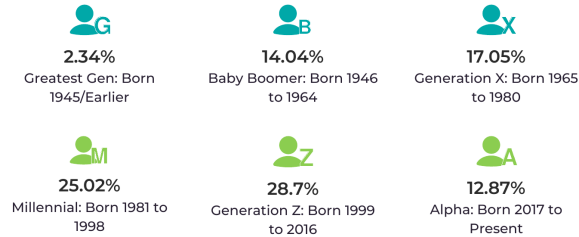
## POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

<b>7,537</b> Population	<b>2,744</b> Households	<b>32</b> Median Age
<b>2.68</b> Avg Size Household	<b>\$44,437</b> Median Household Income	<b>\$79,758</b> Median Home Value
<b>46</b> Wealth Index	<b>220</b> Housing Affordability	<b>80.1</b> Diversity Index

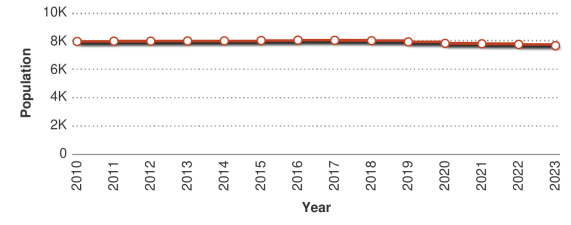
### POPULATION BY AGE



### POPULATION BY GENERATION



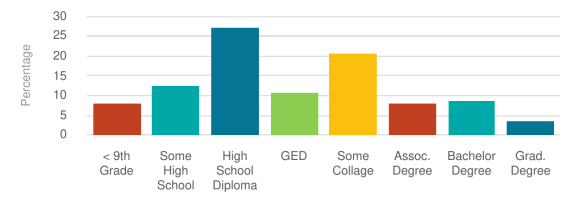
### HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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This infographic contains data provided by Esri.

## Five80 Coffee House

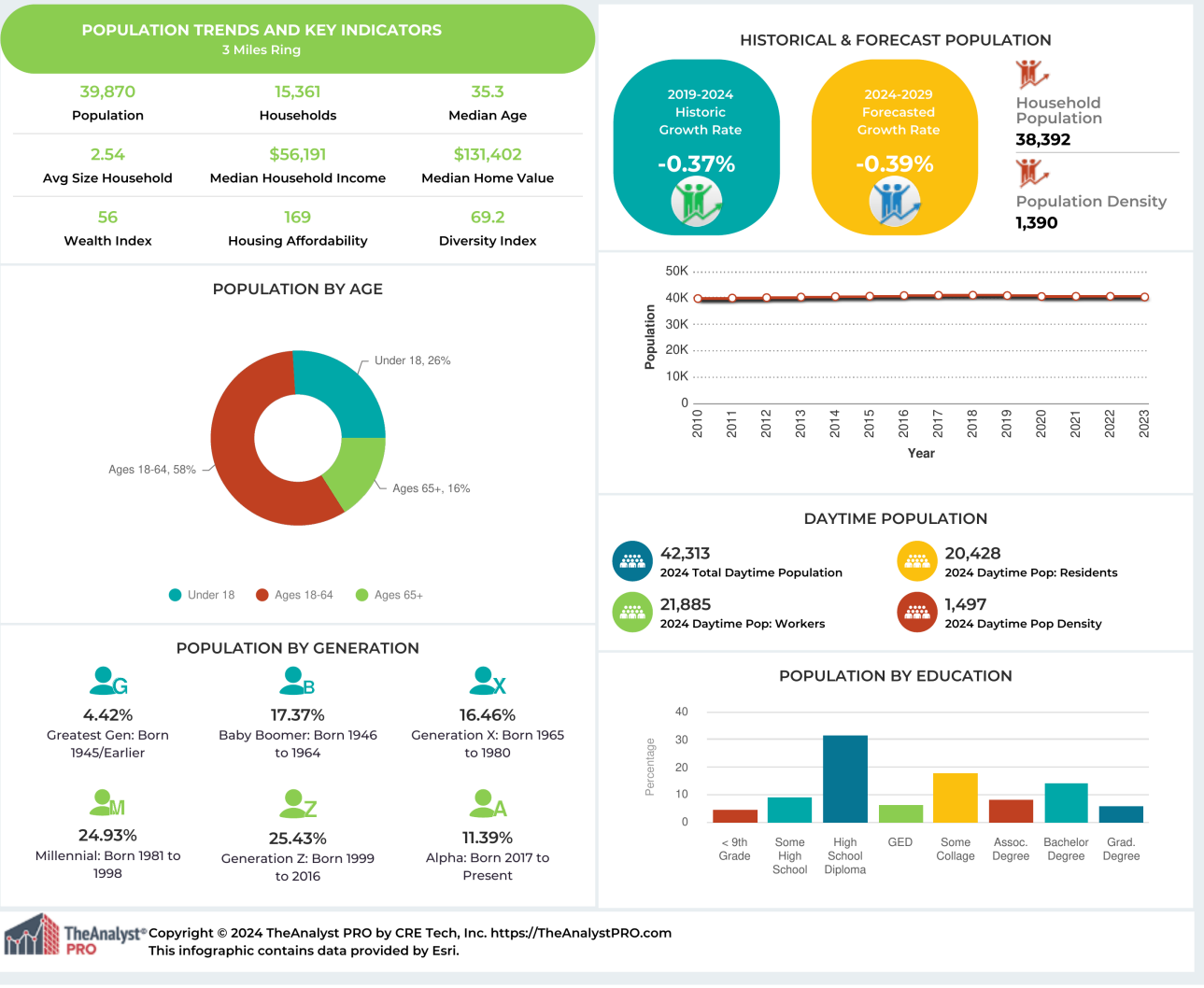
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# INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



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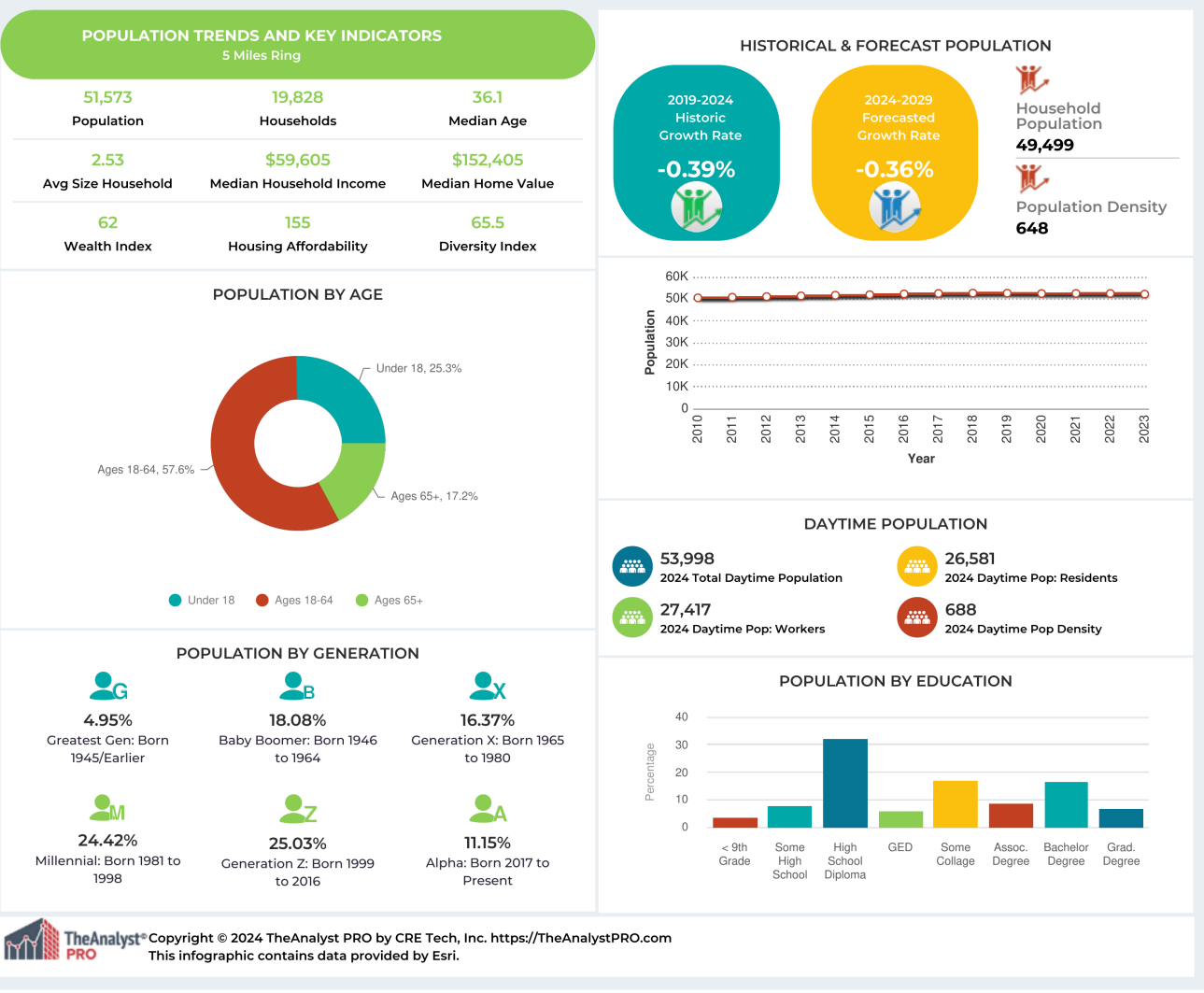
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# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



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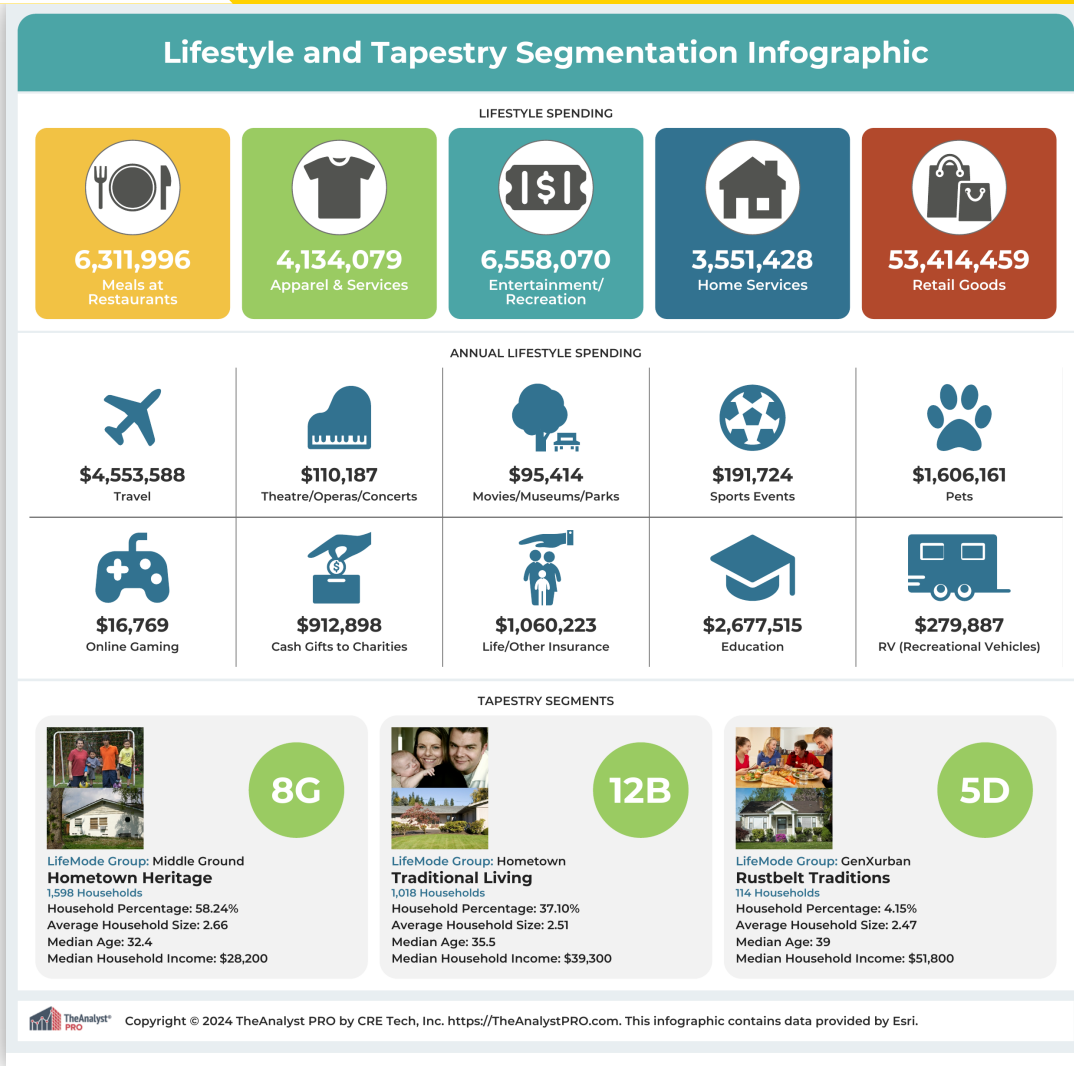
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# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



## Five80 Coffee House

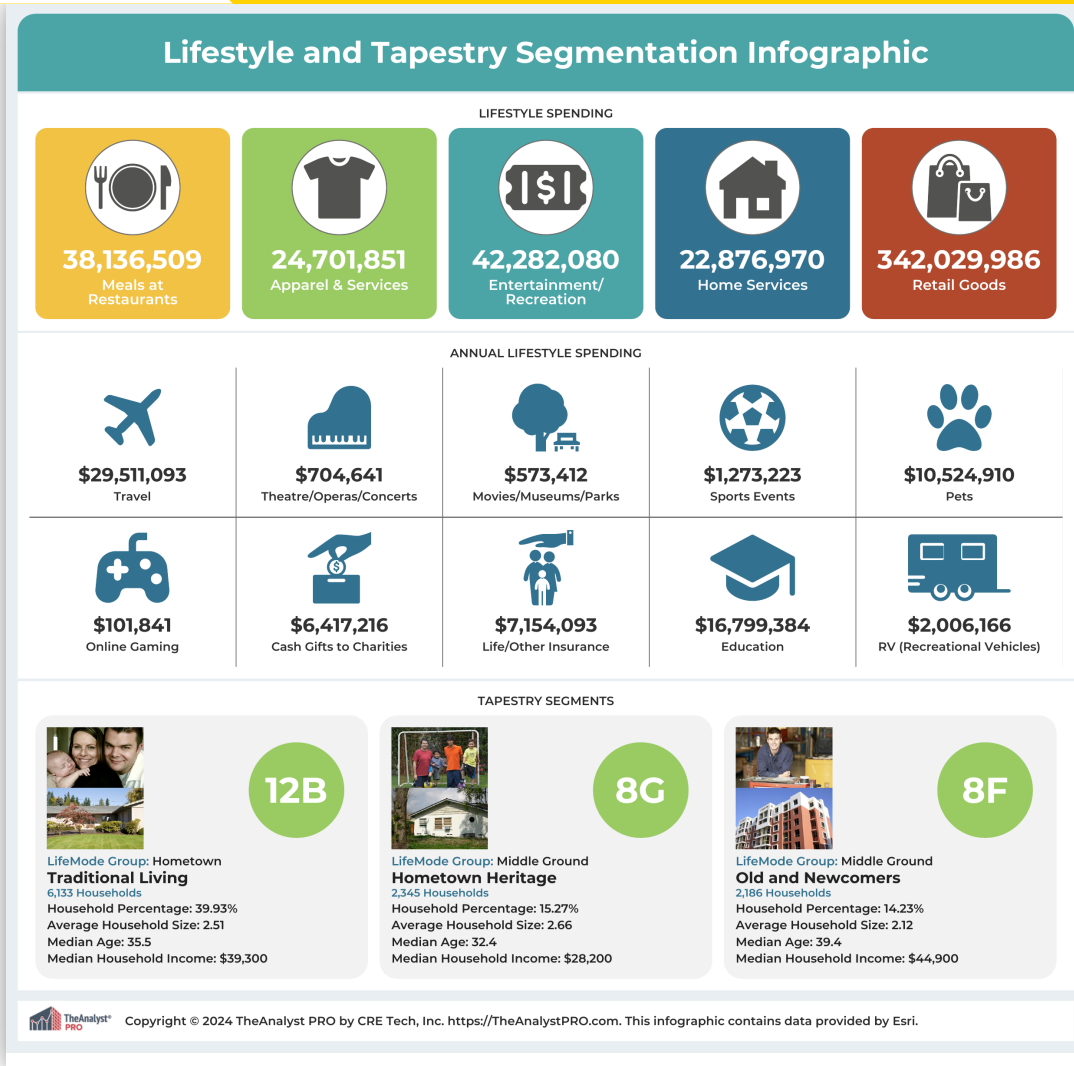
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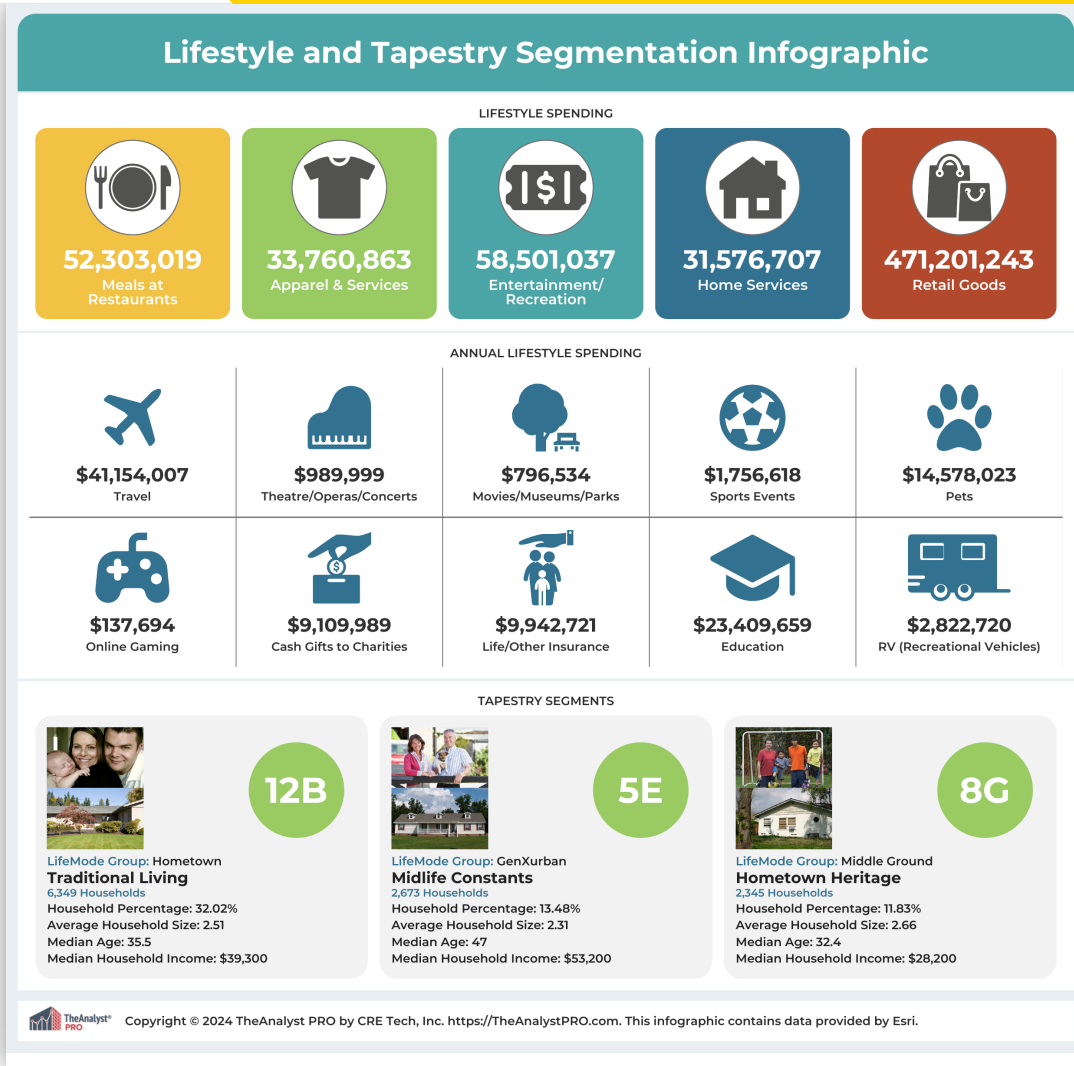
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## INFOGRAPHIC: LIFESTYLE / TAPESTRY

### Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |                                     |   |   |
|---|-------------------------------------|---|---|
| Segment 1A (Top Tier)                   | Segment 5C (Parks and Rec)          | Segment 8C (Bright Young Professionals) | Segment 11B (Young and Restless)        |
| Segment 1B (Professional Pride)         | Segment 5D (Rustbelt Traditions)    | Segment 8D (Downtown Melting Pot)       | Segment 11C (Metro Fusion)              |
| Segment 1C (Boomburbs)                  | Segment 5E (Midlife Constants)      | Segment 8E (Front Porches)              | Segment 11D (Set to Impress)            |
| Segment 1D (Savvy Suburbanites)         | Segment 6A (Green Acres)            | Segment 8F (Old and Newcomers)          | Segment 11E (City Commons)              |
| Segment 1E (Exurbanites)                | Segment 6B (Salt of the Earth)      | Segment 8G (Hardscrabble Road)          | Segment 12A (Family Foundations)        |
| Segment 2A (Urban Chic)                 | Segment 6C (The Great Outdoors)     | Segment 9A (Silver & Gold)              | Segment 12B (Traditional Living)        |
| Segment 2B (Pleasantville)              | Segment 6D (Prairie Living)         | Segment 9B (Golden Years)               | Segment 12C (Small Town Simplicity)     |
| Segment 2C (Pacific Heights)            | Segment 6E (Rural Resort Dwellers)  | Segment 9C (The Elders)                 | Segment 12D (Modest Income Homes)       |
| Segment 2D (Enterprising Professionals) | Segment 6F (Heartland Communities)  | Segment 9D (Senior Escapes)             | Segment 13A (International Marketplace) |
| Segment 3A (Laptops and Lattes)         | Segment 7A (Up and Coming Families) | Segment 9E (Retirement Communities)     | Segment 13B (Las Casas)                 |
| Segment 3B (Metro Renters)              | Segment 7B (Urban Villages)         | Segment 9F (Social Security Set)        | Segment 13C (NeWest Residents)          |
| Segment 3C (Trendsetters)               | Segment 7C (American Dreamers)      | Segment 10A (Southern Satellites)       | Segment 13D (Fresh Ambitions)           |
| Segment 4A (Soccer Moms)                | Segment 7D (Barrios Urbanos)        | Segment 10B (Rooted Rural)              | Segment 13E (High Rise Renters)         |
| Segment 4B (Home Improvement)           | Segment 7E (Valley Growers)         | Segment 10C (Diners & Miners)           | Segment 14A (Military Proximity)        |
| Segment 4C (Middleburg)                 | Segment 7F (Southwestern Families)  | Segment 10D (Down the Road)             | Segment 14B (College Towns)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 8A (City Lights)            | Segment 10E (Rural Bypasses)            | Segment 14C (Dorms to Diplomas)         |
| Segment 5B (In Style)                   | Segment 8B (Emerald City)           | Segment 11A (City Strivers)             |   |



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## EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

Population	1 mile	3 mile	5 mile
2010 Population	7,922	39,694	50,445
2020 Population	7,793	40,502	52,427
2025 Population	7,605	40,235	51,915
2030 Population	7,451	39,653	51,154
2010-2020 Annual Rate	-0.16%	0.20%	0.39%
2020-2025 Annual Rate	-0.46%	-0.13%	-0.19%
2025-2030 Annual Rate	-0.41%	-0.29%	-0.29%

Age	1 mile	3 mile	5 mile
2025 Median Age	32.4	36.0	36.7
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 mile	5 mile
White Alone	53.2%	64.4%	67.3%
Black Alone	3.7%	3.4%	3.2%
American Indian Alone	3.4%	2.8%	2.6%
Asian Alone	0.6%	1.2%	1.4%
Pacific Islander Alone	9.9%	6.8%	6.0%
Some Other Race Alone	15.4%	9.6%	8.2%
Two or More Races	13.8%	11.8%	11.2%
Hispanic Origin	29.8%	19.6%	17.4%
Diversity Index	80.3	69.6	65.9

Households	1 mile	3 mile	5 mile
2010 Total Households	3,010	15,806	20,092
2020 Total Households	2,842	15,671	20,177
2025 Total Households	2,777	15,528	19,997
2030 Total Households	2,724	15,295	19,695
2010-2020 Annual Rate	-0.57%	-0.09%	0.04%
2020-2025 Annual Rate	-0.44%	-0.17%	-0.17%
2025-2030 Annual Rate	-0.38%	-0.30%	-0.30%
2025 Average Household Size	2.67	2.53	2.52
Wealth Index	43	53	60



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## EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

### Median Household Income

2025 Median Household Income	\$47,035	\$60,610	\$63,721
2030 Median Household Income	\$51,910	\$65,977	\$69,858
2025-2030 Annual Rate	1.99%	1.71%	1.86%

### Average Household Income

2025 Average Household Income	\$63,959	\$74,520	\$80,547
2030 Average Household Income	\$70,049	\$81,457	\$87,863

### Per Capita Income

2025 Per Capita Income	\$23,256	\$28,779	\$31,202
2030 Per Capita Income	\$25,488	\$31,440	\$34,015
2025-2030 Annual Rate	1.85%	1.78%	1.74%

### Income Equality

2025 Gini Index	46.6	43.7	44.0
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### Socioeconomic Status

2025 Socioeconomic Status Index	39.1	43.1	45.3
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### Housing Unit Summary

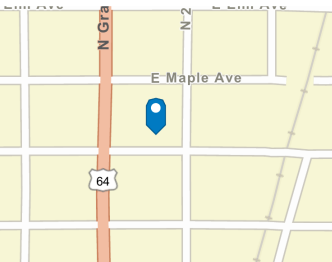
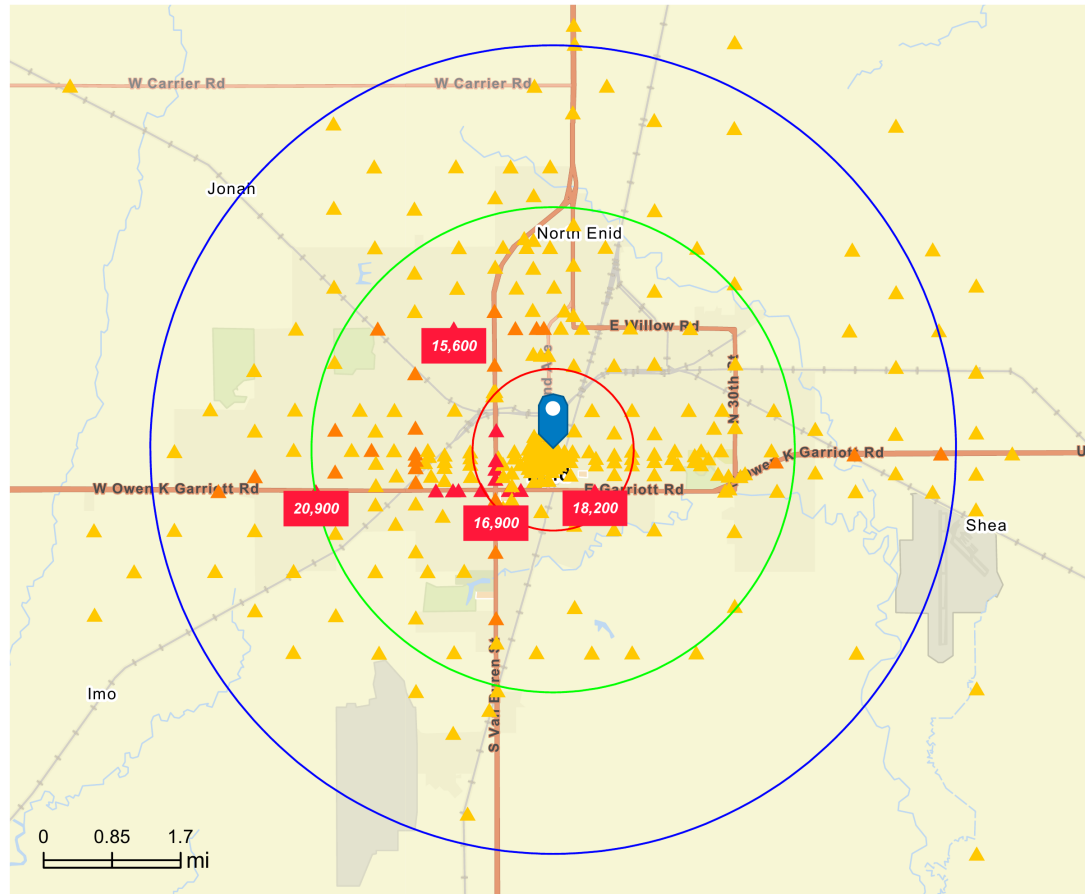
Housing Affordability Index	186	146	134
2010 Total Housing Units	3,627	17,767	22,319
2010 Owner Occupied Hus (%)	51.5%	63.3%	65.3%
2010 Renter Occupied Hus (%)	48.5%	36.7%	34.7%
2010 Vacant Housing Units (%)	17.0%	11.0%	10.0%
2020 Housing Units	3,648	18,382	23,320
2020 Owner Occupied HUs (%)	48.6%	59.4%	61.9%
2020 Renter Occupied HUs (%)	51.4%	40.6%	38.1%
Vacant Housing Units	21.6%	14.7%	13.4%
2025 Housing Units	3,644	18,410	23,351
Owner Occupied Housing Units	46.6%	57.6%	60.2%
Renter Occupied Housing Units	53.4%	42.4%	39.8%
Vacant Housing Units	23.8%	15.7%	14.4%
2030 Total Housing Units	3,583	18,177	23,045
2030 Owner Occupied Housing Units	1,282	8,857	11,883
2030 Renter Occupied Housing Units	1,442	6,438	7,812
2030 Vacant Housing Units	859	2,882	3,350



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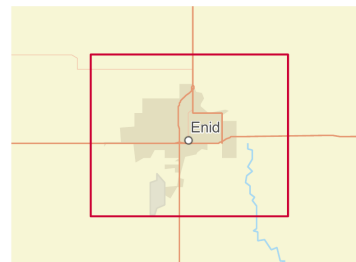


# TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



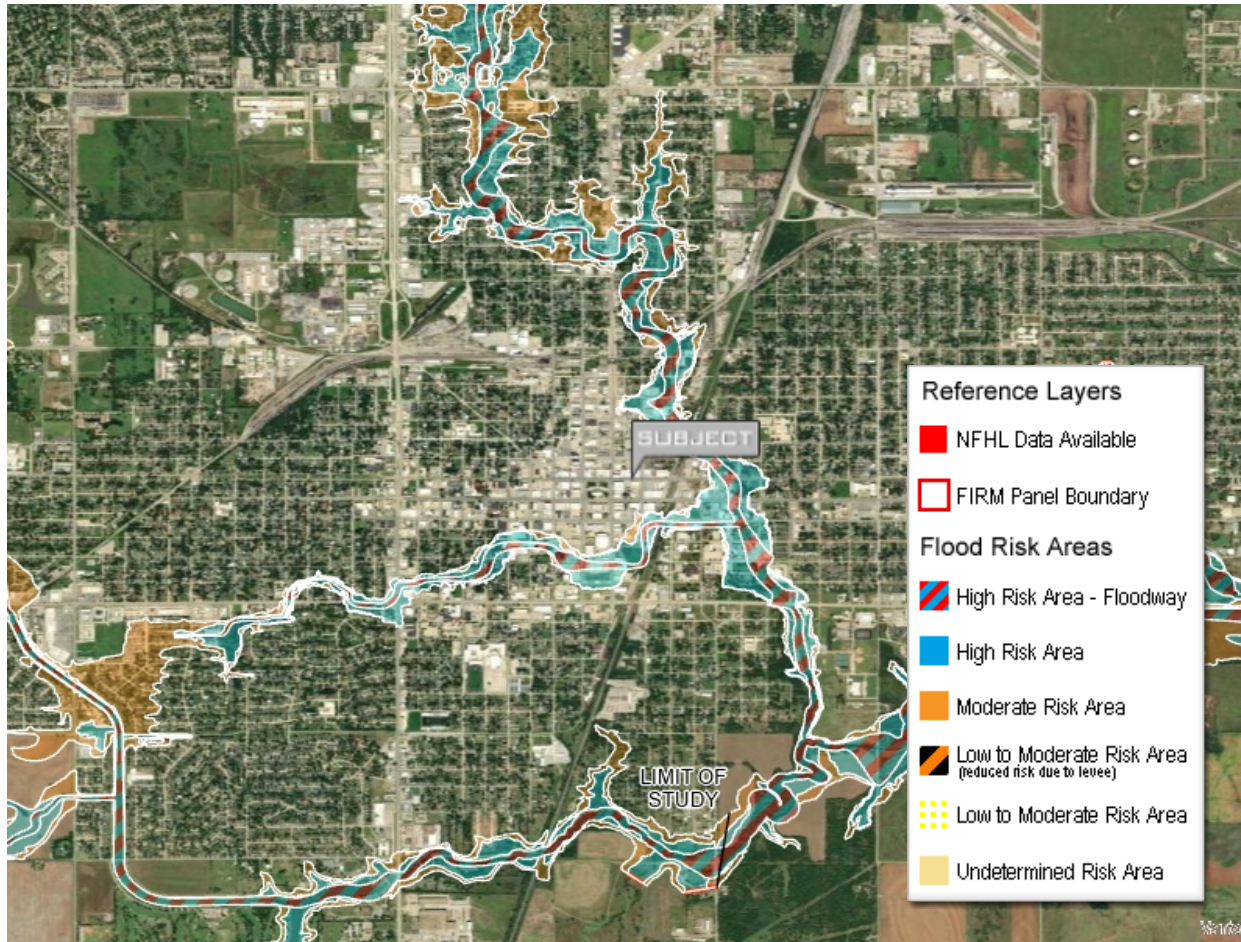
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# LOCATION RISK ANALYSIS

FLOOD RISK ANALYSIS

FEMA MAP LAST UPDATED: 2022-08-12



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### Flood Hazard Designations

#### FEMA Map Last Updated:2022-08-12

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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## LOCATION RISK ANALYSIS

### Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

### Disclaimer

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# AERIAL ANNOTATION MAP



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