



CREEK|CRE

INDUSTRIAL SPACE FOR SALE

11175 EAST SIMPSON ROAD

Guthrie, OK 73044



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OFFERING MEMORANDUM | MAY 06, 2026



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DEMOGRAPHICS	12	developability or suitability, financial performance of the property, projected financial
ADVISOR BIOS	14	performance of the property for any party’s intended use or any and all other matters.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Creek Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

Chris Castro, Associate

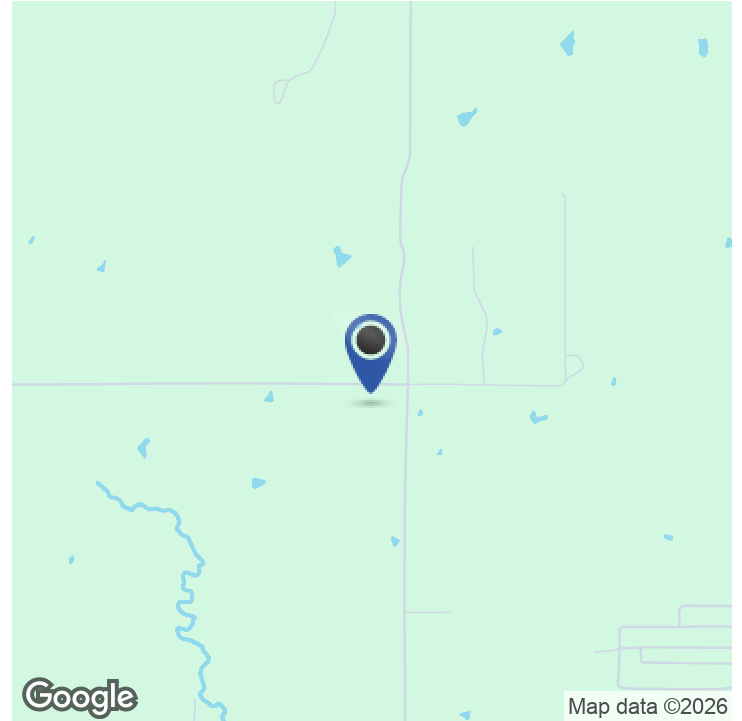


SECTION 1

PROPERTY INFORMATION



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,585,000
Building Size:	12,800 SF
Available SF:	
Lot Size:	15 Acres
Number of Units:	2
Price / SF:	\$123.83
Year Built:	2022
Zoning:	I-1
Market:	Oklahoma City Metro
Submarket:	Edmond

PROPERTY OVERVIEW

These industrial properties offer a compelling opportunity for investors and owner-users seeking a modern, purpose-built facility in the Oklahoma City Metro area. Featuring two buildings totaling 12,800 square feet, each constructed in 2022, the site is designed to accommodate a wide range of industrial and manufacturing operations. The property is zoned I-1, ensuring compatibility with diverse business uses and providing flexibility for future growth.

Situated on 15 acres, the site delivers ample space for expansion and outdoor storage, while its location offers excellent connectivity to major interstates and transportation routes serving the region. The buildings' efficient design supports operational functionality, making them well-suited for businesses requiring streamlined workflows and secure environments. With its combination of modern construction, strategic positioning, and robust infrastructure, this property represents a strong long-term investment in a dynamic industrial corridor.

PROPERTY HIGHLIGHTS

- Newly constructed buildings totaling 12,800 SF
- Two units for versatile use
- Zoned I-1 for industrial operations



PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Industrial property situated in the Oklahoma City Metro area with strong connectivity to nearby interstates and transportation routes.

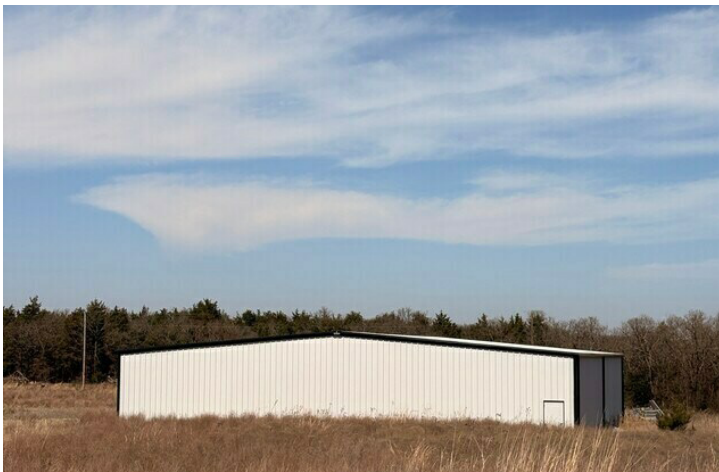


COMPLETE HIGHLIGHTS



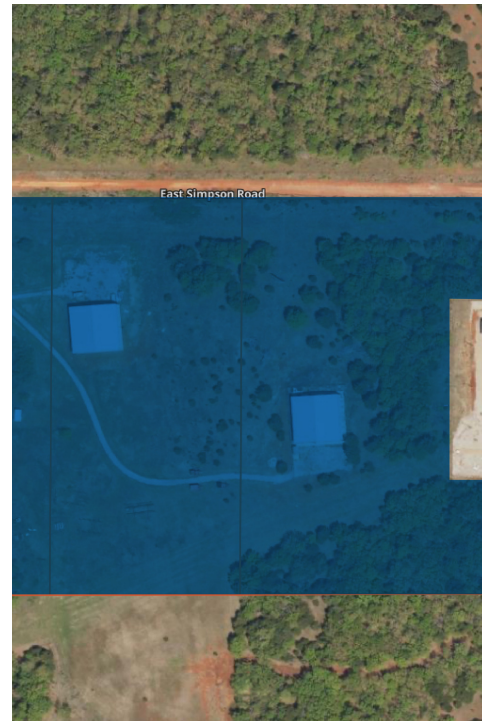
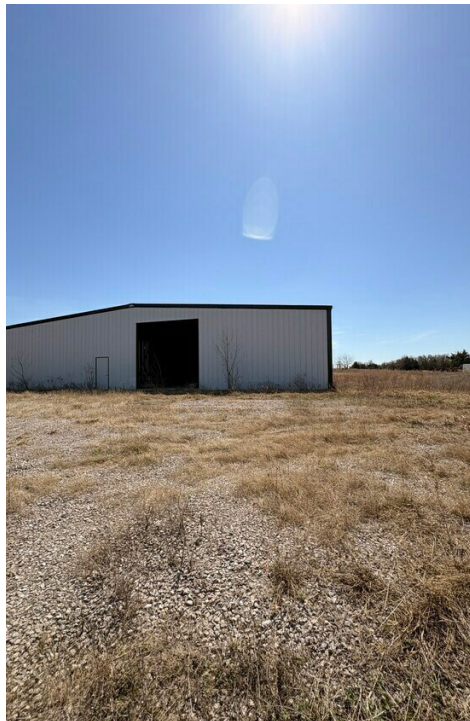
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ADDITIONAL PHOTOS

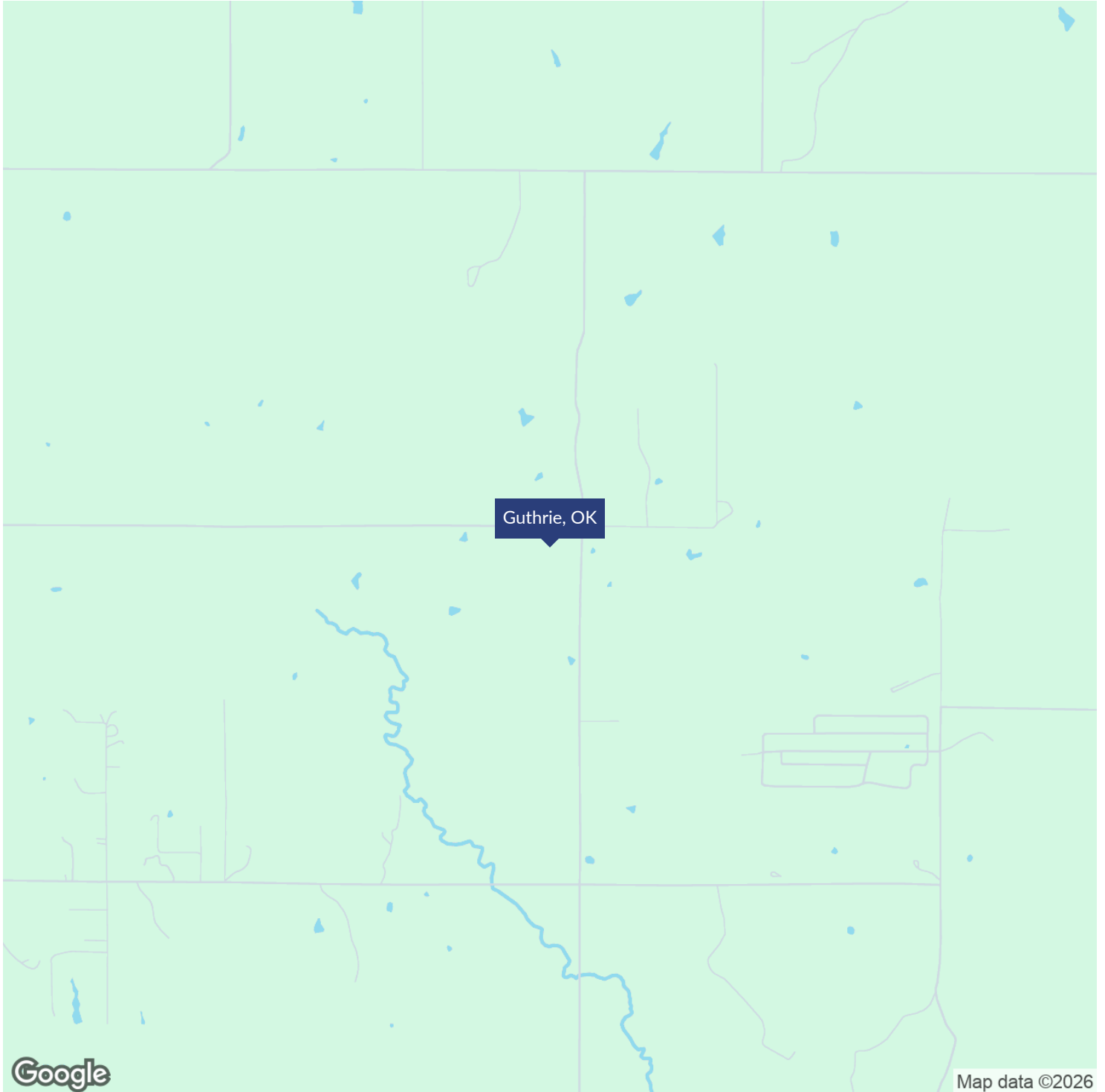


SECTION 2

LOCATION INFORMATION

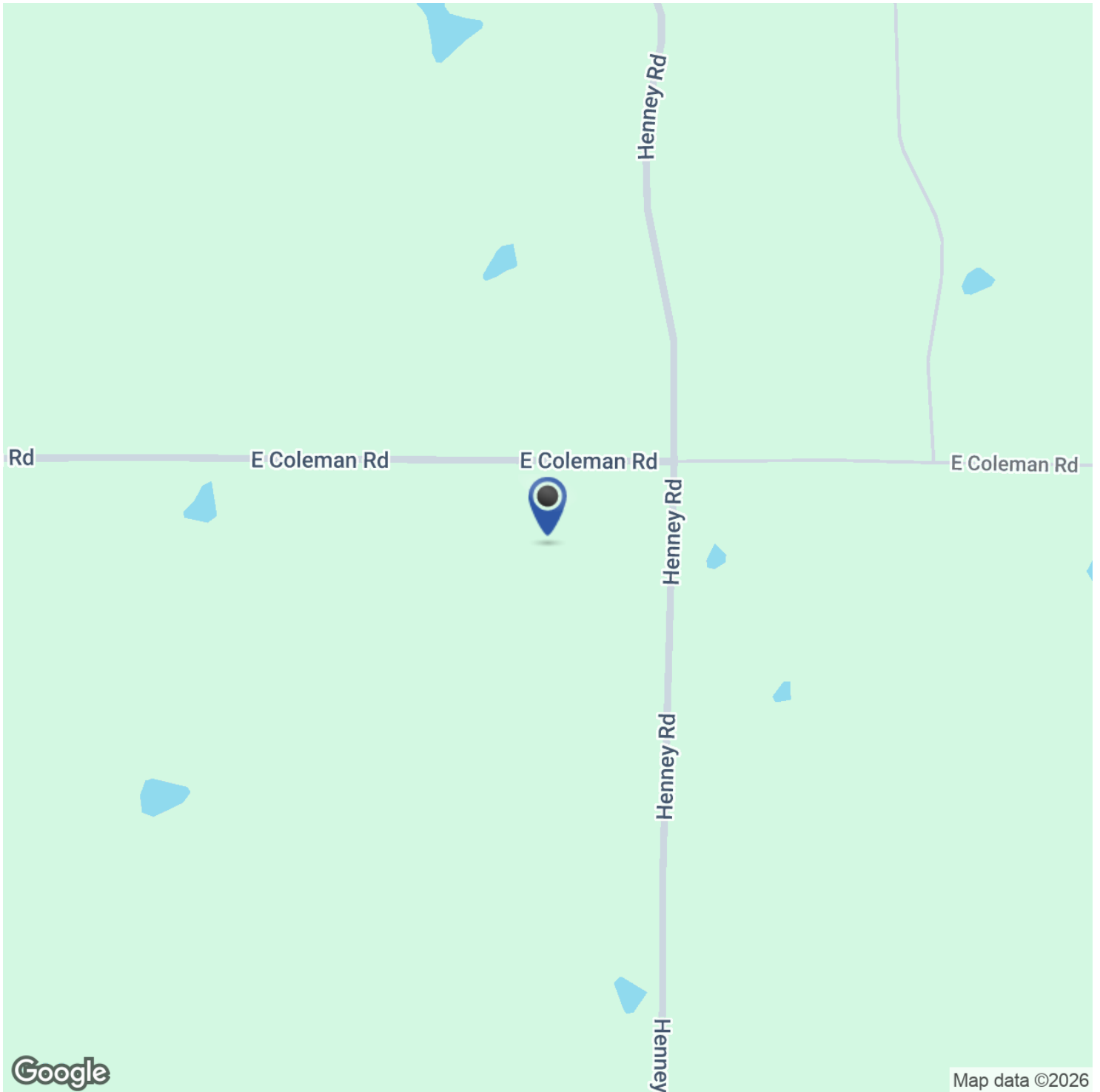


REGIONAL MAP





LOCATION MAP





AERIAL MAP

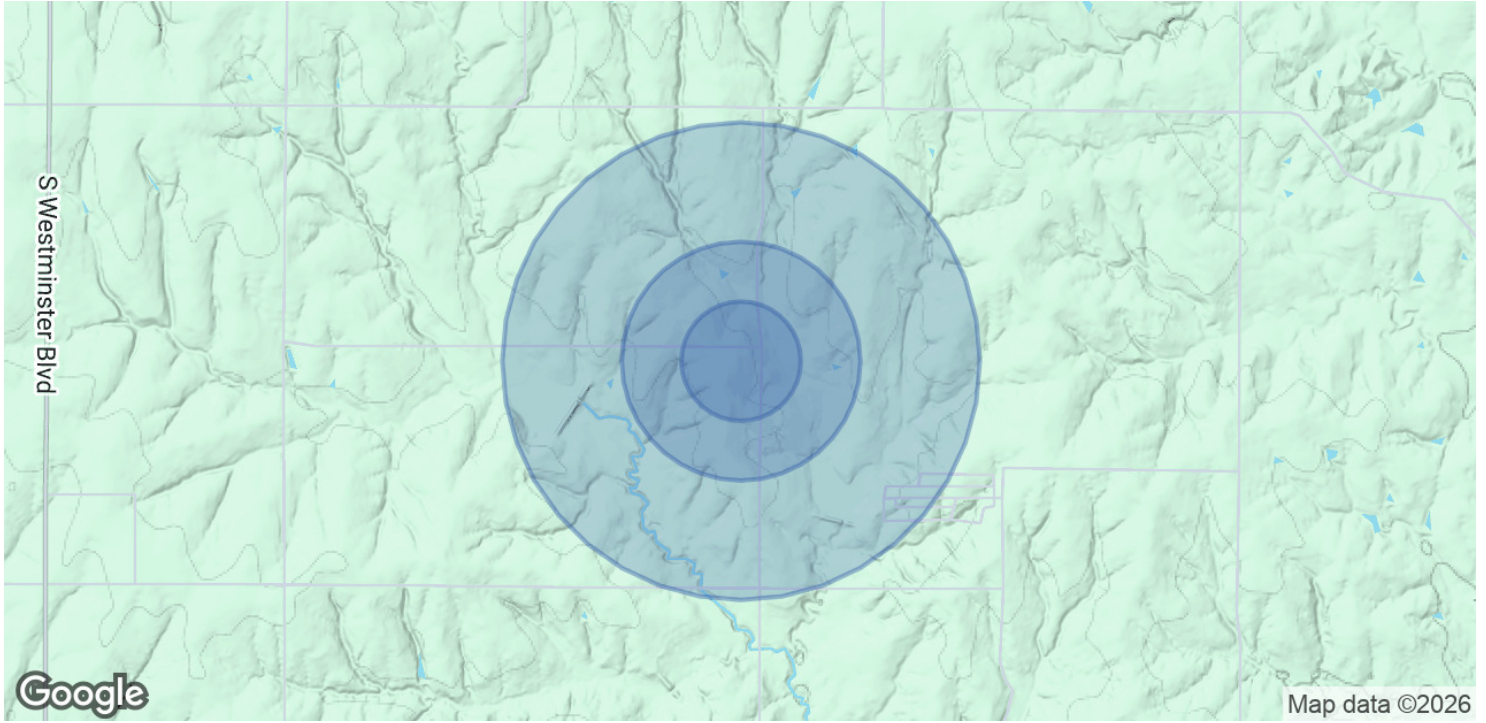


SECTION 3

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2	11	45
Average Age	66.6	48.4	47.4
Average Age (Male)	69.0	50.2	49.1
Average Age (Female)	62.9	45.7	44.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	0	3	14
# of Persons per HH		3.7	3.2
Average HH Income		\$115,124	\$98,677
Average House Value		\$657,157	\$606,606

2023 American Community Survey (ACS)



SECTION 4

ADVISOR BIOS



ADVISOR BIO 1



CHRIS CASTRO

Associate

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Direct: 405.317.0627

PROFESSIONAL BACKGROUND

Chris Castro joined Creek CRE in April 2026 as an Associate, bringing a dynamic blend of creative perspective and hands-on real estate experience. Prior to joining Creek CRE, he served as an Office Specialist at Pivot Real Estate Brokerage, where he built a strong foundation in transaction coordination, client relations, and the day-to-day operations of a brokerage.

Chris earned a degree in Visual Communication from the University of Oklahoma, developing a sharp eye for branding, marketing, and visual storytelling. He leverages these skills to position properties strategically and communicate value clearly and effectively to clients.

Fluent in Spanish, Chris connects with a diverse client base and delivers a more inclusive, accessible experience throughout every stage of the transaction.

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