



CREEK|CRE

OFFICE SPACE FOR SALE

RED PLAINS SURVEYING COMPANY

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73128

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OFFERING MEMORANDUM | MAY 05, 2026



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DEMOGRAPHICS	13	the property, compliance or lack of compliance with applicable governmental requirements,
ADVISOR BIOS	15	developability or suitability, financial performance of the property, projected financial 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:	\$735,000
Building Size:	6,966 SF
Available SF:	
Lot Size:	22,057 SF
Price / SF:	\$105.51
Year Built:	1977
Renovated:	1979
Zoning:	I-2
Market:	Oklahoma City Metro
Submarket:	Southwest Oklahoma City

PROPERTY OVERVIEW

Introducing a 7,388 SF Office Building in the heart of Oklahoma City Metro area. Constructed in 1977 and meticulously renovated in 1979, offers an ideal space for discerning investors. Zoned I-2, the property boasts 4 dedicated bathrooms, a conference room, and a storage area with convenient access to the rear parking lot. With a sturdy roof exceeding 10 years in age, this property presents a sound investment for those seeking value and potential in the commercial real estate market.

PROPERTY HIGHLIGHTS

- 16 offices
- 1 reception/ admin office
- 1 server closet
- 1 big kitchen closet
- 1 kitchen break room
- 2 conference rooms
- 4 bathrooms
- 1 waiting room



PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Discover the thriving business opportunities surrounding the Red Plains Surveying Company in the heart of Oklahoma City. This dynamic location offers easy access to nearby points of interest such as Will Rogers World Airport and the bustling downtown district. The area boasts a diverse range of amenities, from leading corporate headquarters and cutting-edge technology firms to charming local eateries and retail destinations. With its strategic position within the Oklahoma City Metro market, investors will find ample potential for growth and prosperity in this vibrant and evolving business hub.



COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Zoned I-2
- 7,388 SF building
- Renovated in 1979
- 4 dedicated bathrooms
- Conference room
- Storage area with rear parking lot access
- Spacious and modern layout
- High visibility and exposure
- Ample parking for staff and clients
- Versatile interior for various business types
- Proximity to major amenities and transportation
- Attractive and well-maintained facade
- Opportunity for customized branding and signage





ADDITIONAL PHOTOS

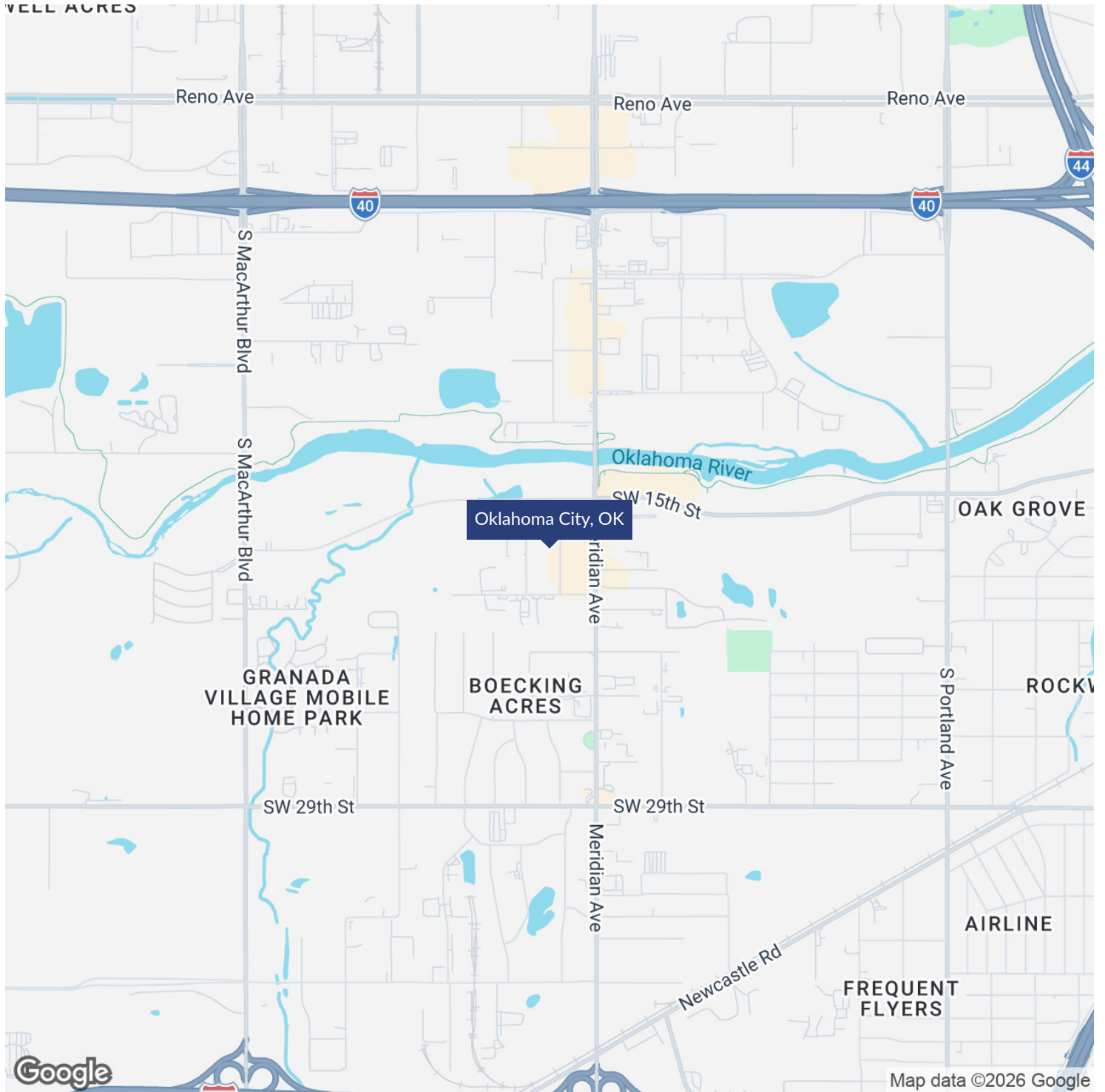


SECTION 2

LOCATION INFORMATION

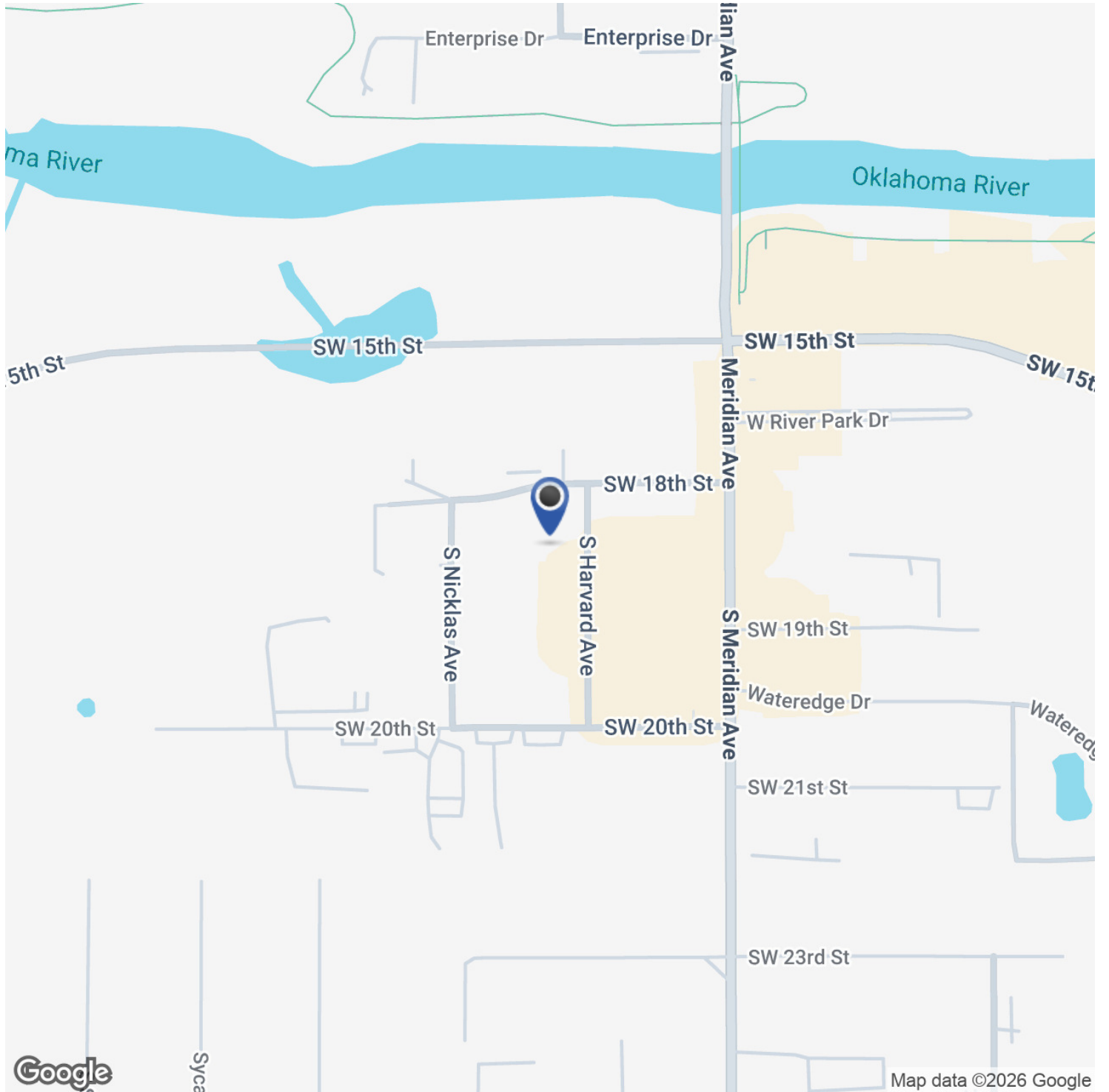


REGIONAL MAP





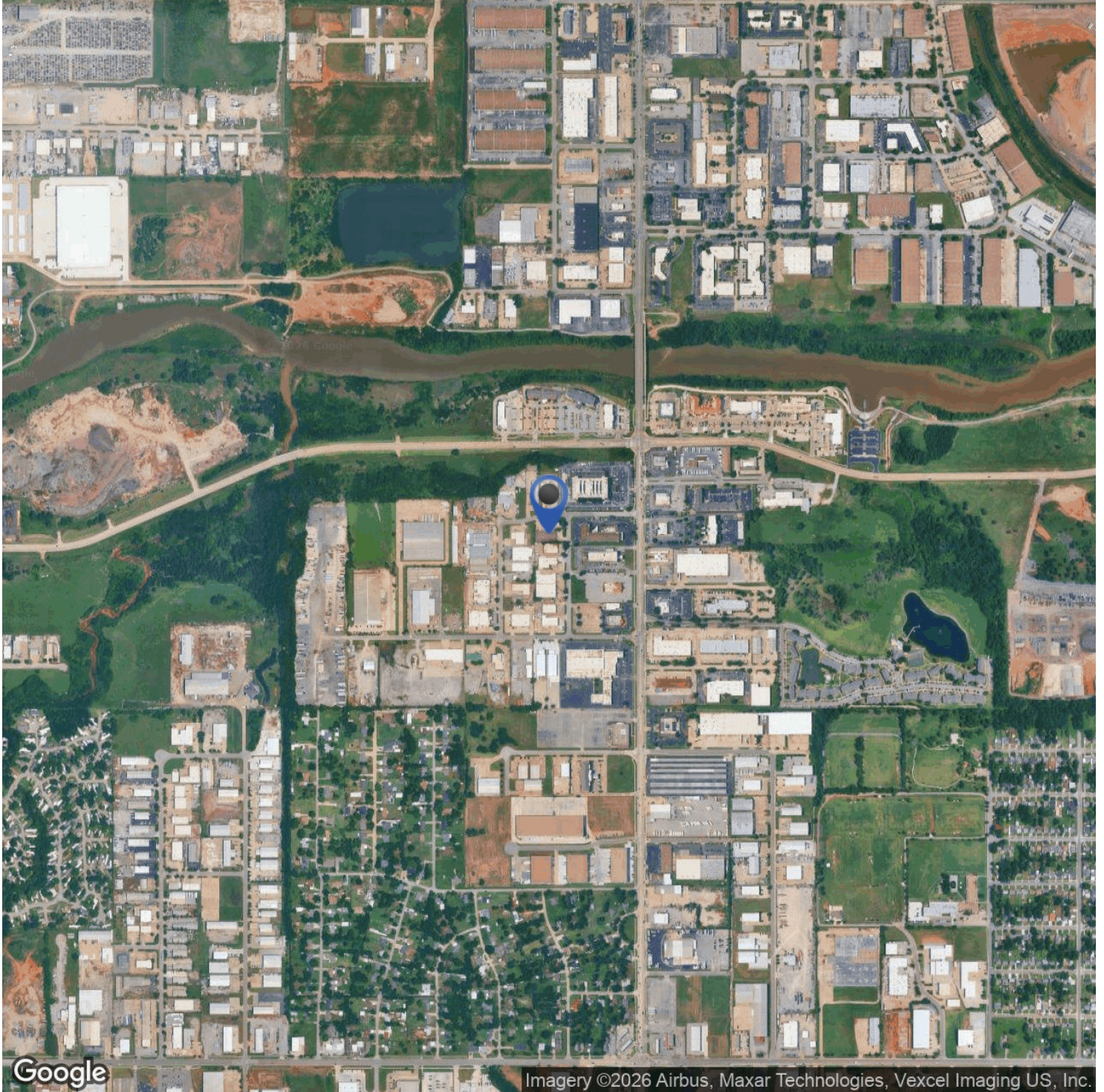
LOCATION MAP





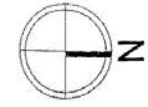
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AERIAL MAP





SITE PLANS



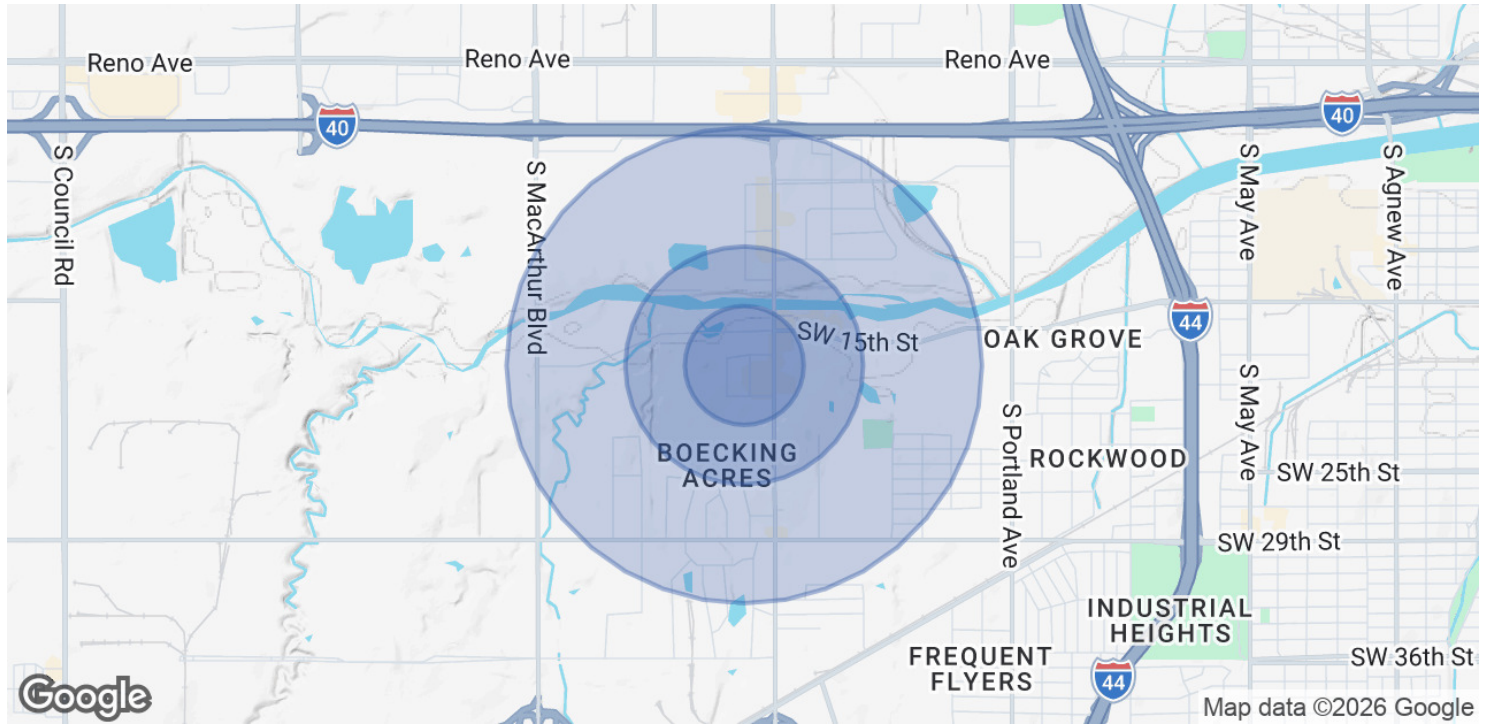


SECTION 3

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	177	834	3,006
Average Age	33.5	32.4	32.0
Average Age (Male)	31.2	29.5	29.1
Average Age (Female)	38.3	38.1	37.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	76	365	1,323
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$98,880	\$85,289	\$79,367
Average House Value	\$100,473	\$91,964	\$86,135

2023 American Community Survey (ACS)



SECTION 4

ADVISOR BIOS



ADVISOR BIO 1



CHRIS CASTRO

Associate

chris@creekcre.com

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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