

FOR SALE

SOUTHWIND HILLS (SPECIAL FINANCING AVAILABLE)

468 Southwest 24th Avenue, Goldsby, OK 73093



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PIVOT

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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 Pivot Real Estate Brokerage in compliance with all applicable fair housing and equal opportunity laws.

PIVOT

Pivot Real Estate Brokerage
1214 NW Hudson, Suite 213
Oklahoma City, OK 73103
pivotproject.com/brokerage



PROPERTY INFORMATION



PROPERTY DESCRIPTION

Introducing a remarkable opportunity for a special purpose investor in the Norman, Oklahoma (University of Oklahoma) area. This impressive property offers a meticulously maintained 18,323 SF building, constructed in 2014 to the highest standards. With ample space for congregation and community activities, the property is ideally suited for a church or special purpose use. Discover versatile multipurpose areas, modern amenities, and ample parking to accommodate your congregation and visitors. Its strategic location in the Goldsby area provides a serene and peaceful setting, ensuring a welcoming environment for all. Embrace the potential of this turnkey property to cultivate a vibrant and thriving community space for years to come.

PROPERTY HIGHLIGHTS

- 18,323 SF building ideal for congregation and community activities
- Constructed in 2014 with modern amenities
- Versatile multipurpose areas for various events and gatherings
- Ample parking to accommodate congregation and visitors
- Serene and peaceful setting conducive to worship and community engagement
- New septic and City of Goldsby water

OFFERING SUMMARY

Sale Price:	\$2,565,000
Lot Size:	13.2 Acres
Building Size:	18,323 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	45	91
Total Population	51	138	278
Average HH Income	\$170,608	\$170,608	\$169,935



PROPERTY DESCRIPTION

Introducing a remarkable opportunity for a special purpose investor in the Goldsby area. This impressive property offers a meticulously maintained 18,323 SF building, constructed in 2014 to the highest standards. With ample space for congregation and community activities, the property is ideally suited for a church or special purpose use. Discover versatile multipurpose areas, modern amenities, and ample parking to accommodate your congregation and visitors. Its strategic location in the Goldsby area provides a serene and peaceful setting, ensuring a welcoming environment for all. Embrace the potential of this turnkey property to cultivate a vibrant and thriving community space for years to come.

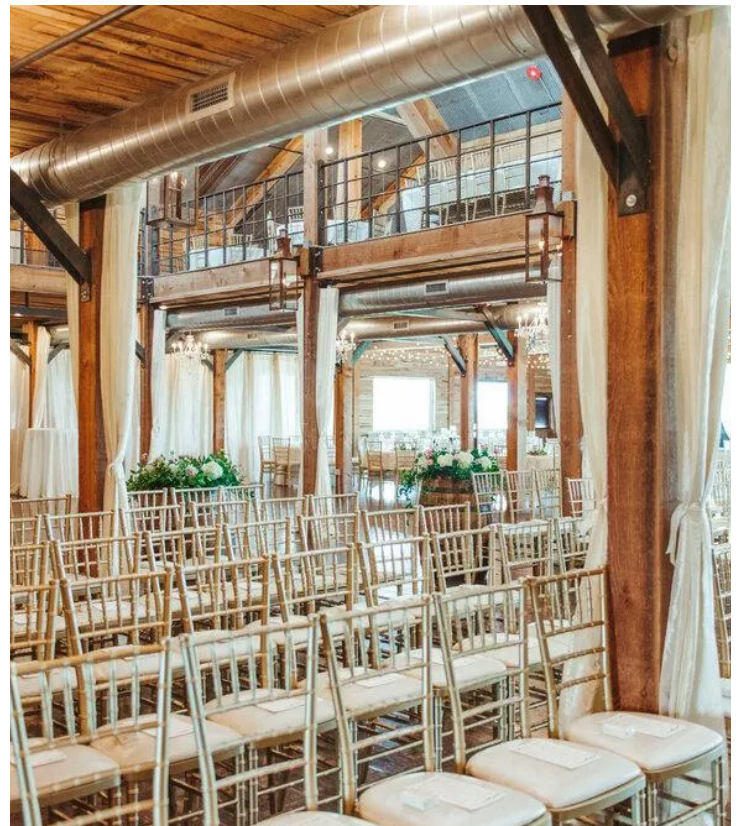
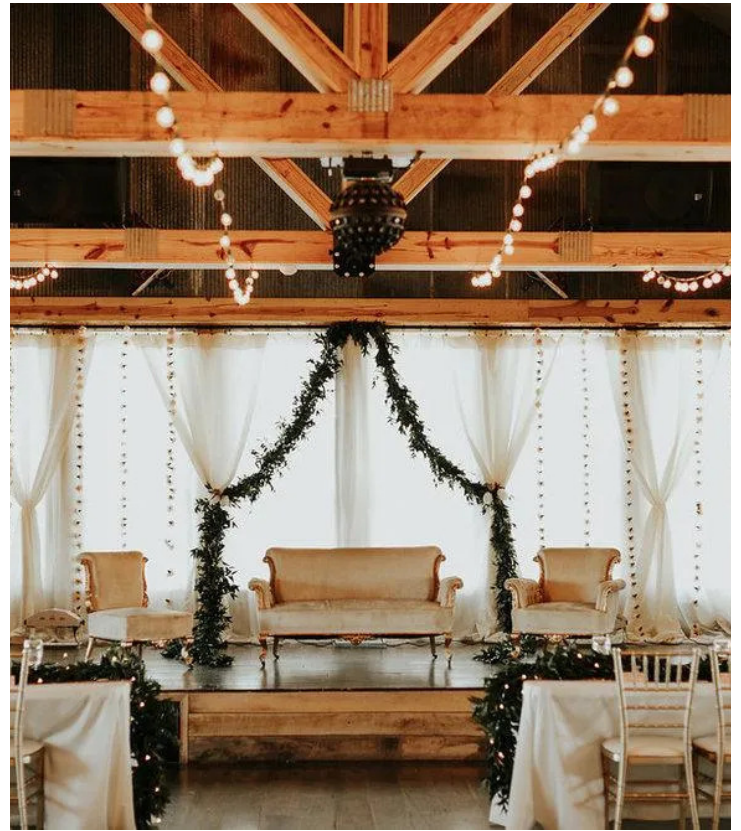
A full-service luxury venue providing superior service, taking care of every detail so that you can focus on what truly matters most: your marriage. Southwind Hills is nationally recognized as one of the top wedding venues. Your guests will be in awe of the landscape from the moment they step foot into this peaceful corner of Oklahoma, tucked away just 10 minutes south of Norman. We offer the most secluded and scenic settings for your special day and can accommodate up to 350 guests.

LOCATION DESCRIPTION

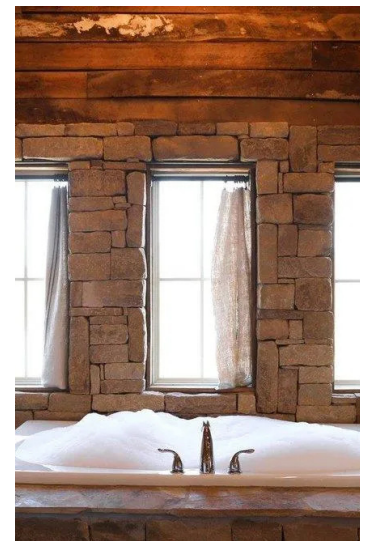
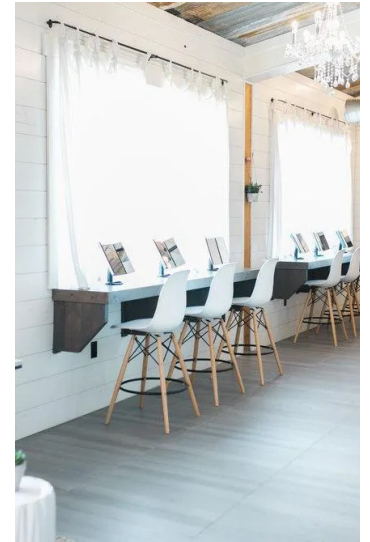
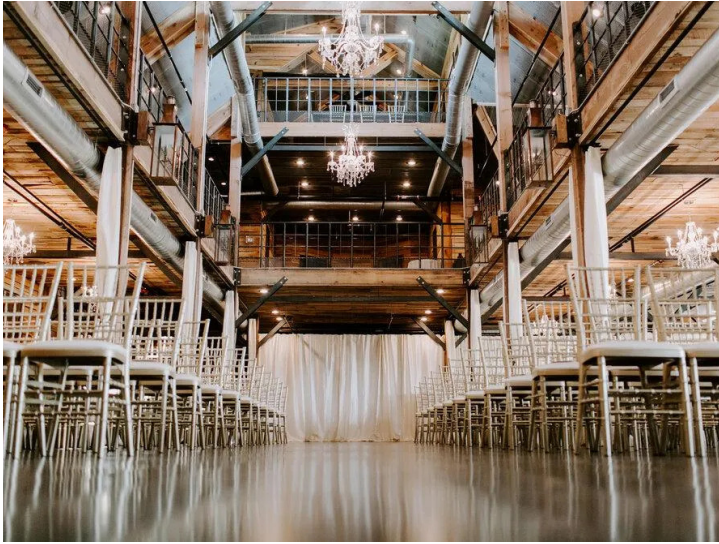
Discover the impressive potential of the rapidly expanding Goldsby market for your next investment opportunity. Situated in a thriving community just minutes away from the University of Oklahoma, this prime location offers access to a skilled labor force and a bustling academic environment. The area is also home to a variety of local amenities such as the Riverwind Casino, providing entertainment and dining options, and the nearby shopping district featuring a range of retail and dining establishments. With its strategic position and convenient access to major highways, the location presents a compelling opportunity for commercial growth and success. Embrace the unique blend of commercial promise and small-town charm that define this dynamic market.

PROPERTY HIGHLIGHTS

- **THE BARN:** A spacious 3-story building with large windows overlooking the green rolling acreage that offers an unparalleled union of rustic and elegance enhanced by barn wood walls, exposed wood beams, unique architecture, gleaming hardwood floors, elegantly draped linens and chandeliers throughout. The main floor includes a ceremony and reception space that each have a stage option, a bar and cocktail lounge, and columns that allow us to expand the floor plan or create a more intimate setting. Our wrap-around patio invites you and your guests to sit by the crackling of the fire pits or listen to the babbling rock waterfall. The barn accommodates up to 400 guests.
- **THE BRIDAL SUITE:** Designed to be a beautiful and comfortable space to be pampered with your best friends on your special day. The space includes huge picture windows overlooking the scenic grounds, ample natural light, makeup stations, dressing rooms, lounge area, private patio and deck, luxury private bathroom with shower and garment steaming station, salon-quality hair stations, Kleinfeld-inspired dressing pedestal, and mimosa bar.
- **THE GROOM'S LOFT:** The entire third floor is a spacious Groom's Loft featuring a large lounge area with TV and video games, a dining table for lunch, a game room equipped with a poker table, dartboard, and shuffleboard, a stocked beer fridge, a full bathroom with shower, and a dressing room with steamer and iron. A wall of windows offers an exquisite view of the grounds while the open concept design provides an incredible vantage point of the first floor. Additional activities such as fishing, corn hole and other yard games are available at no extra cost.

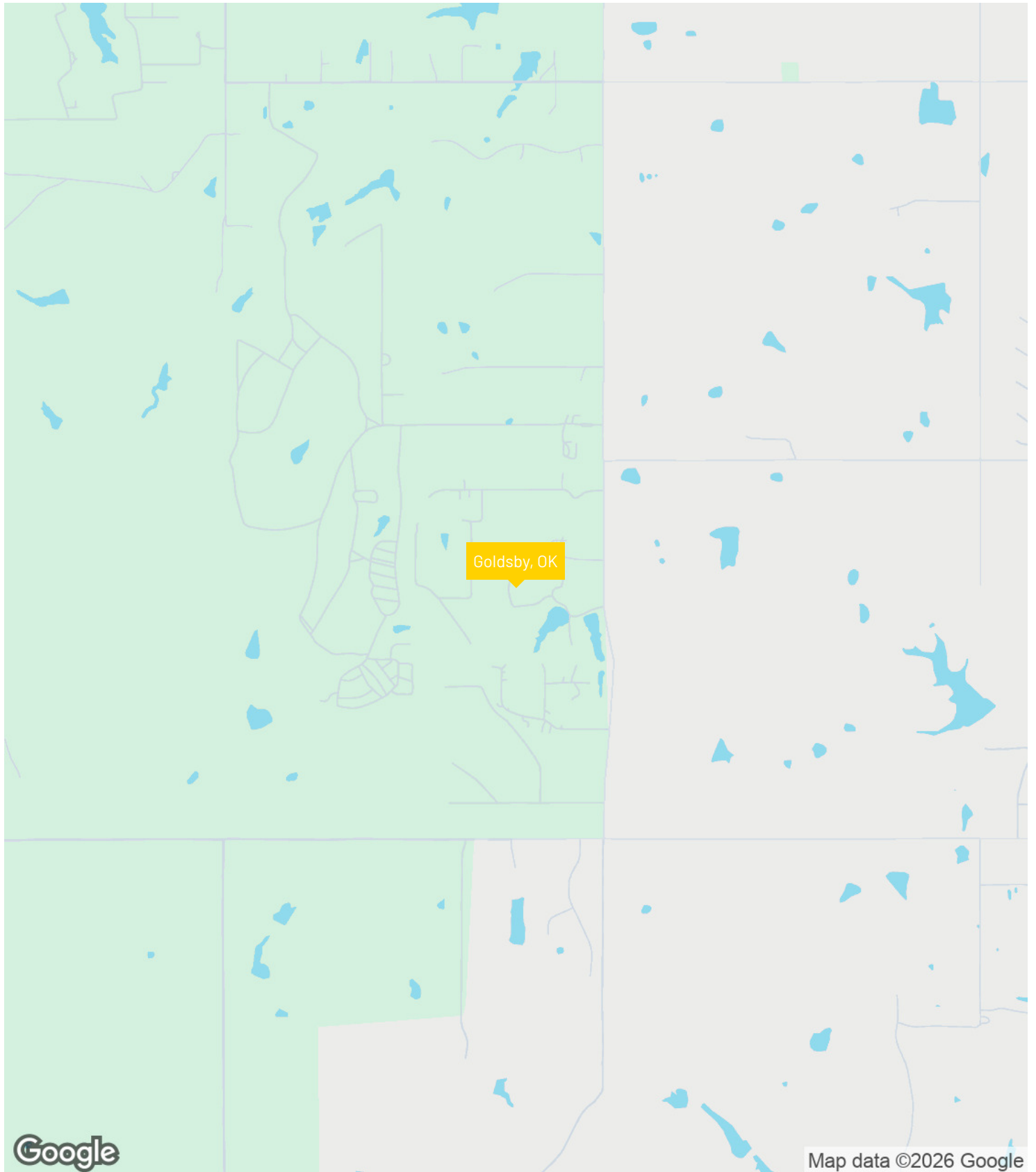


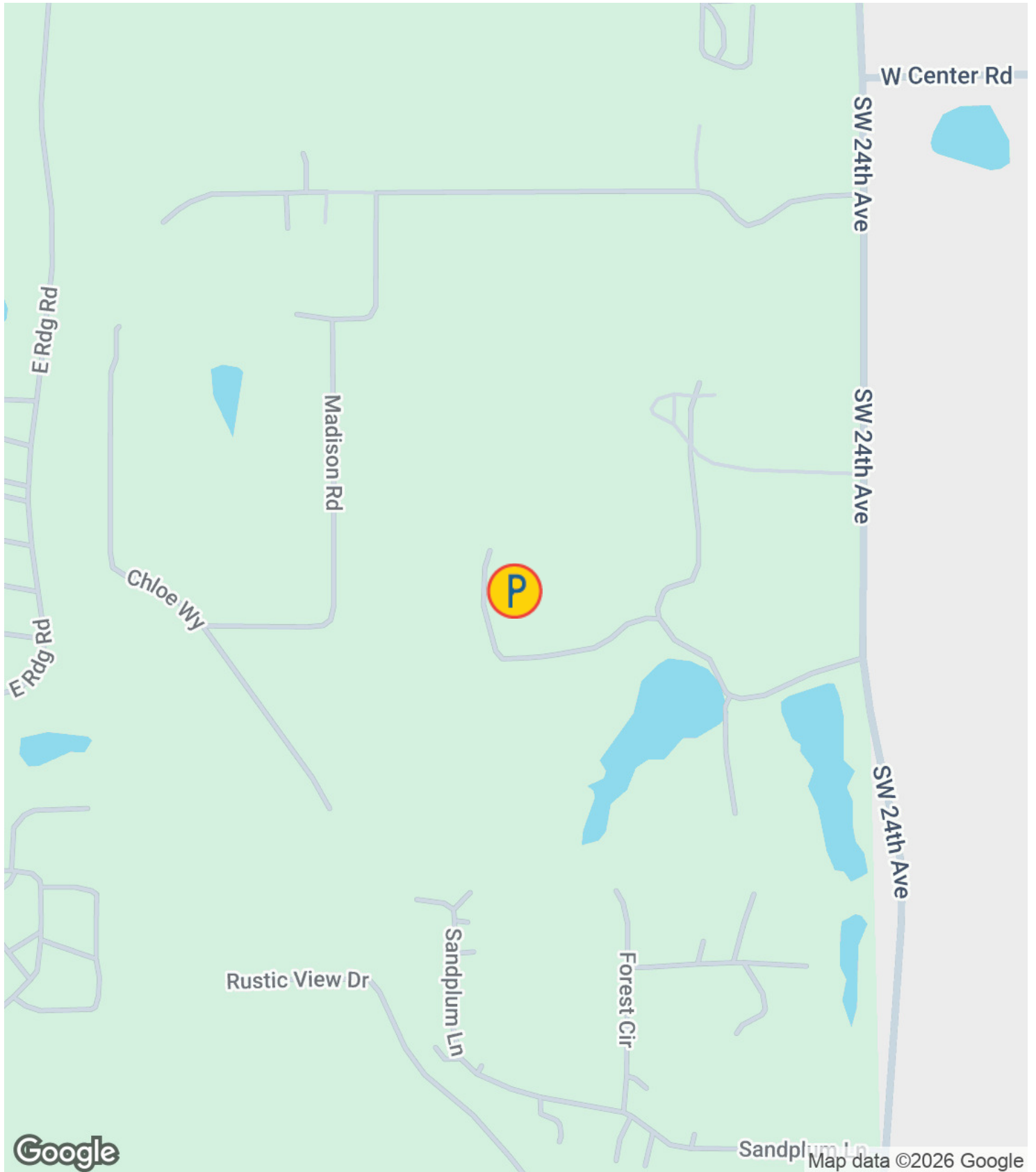
ADDITIONAL PHOTOS

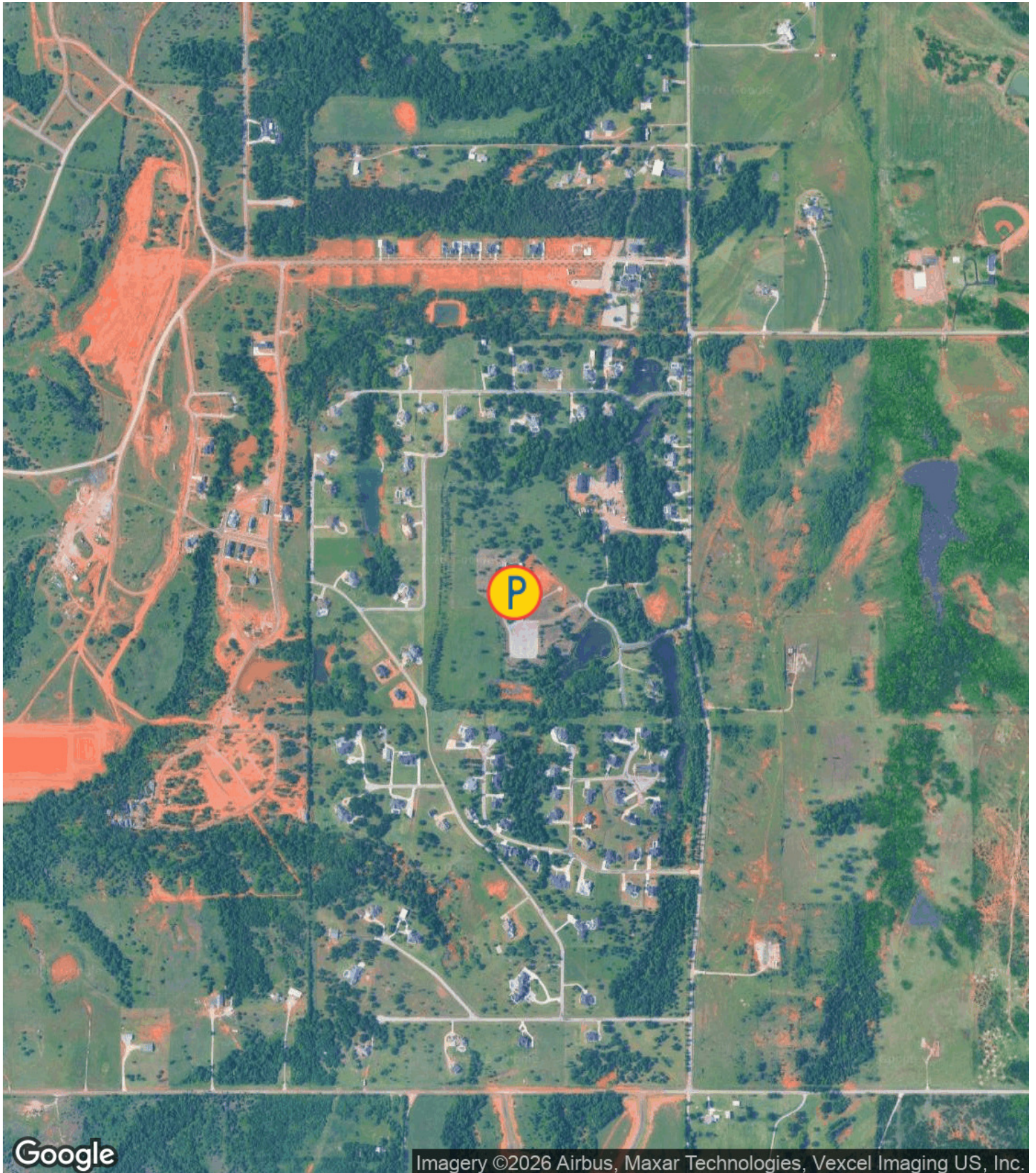




LOCATION INFORMATION





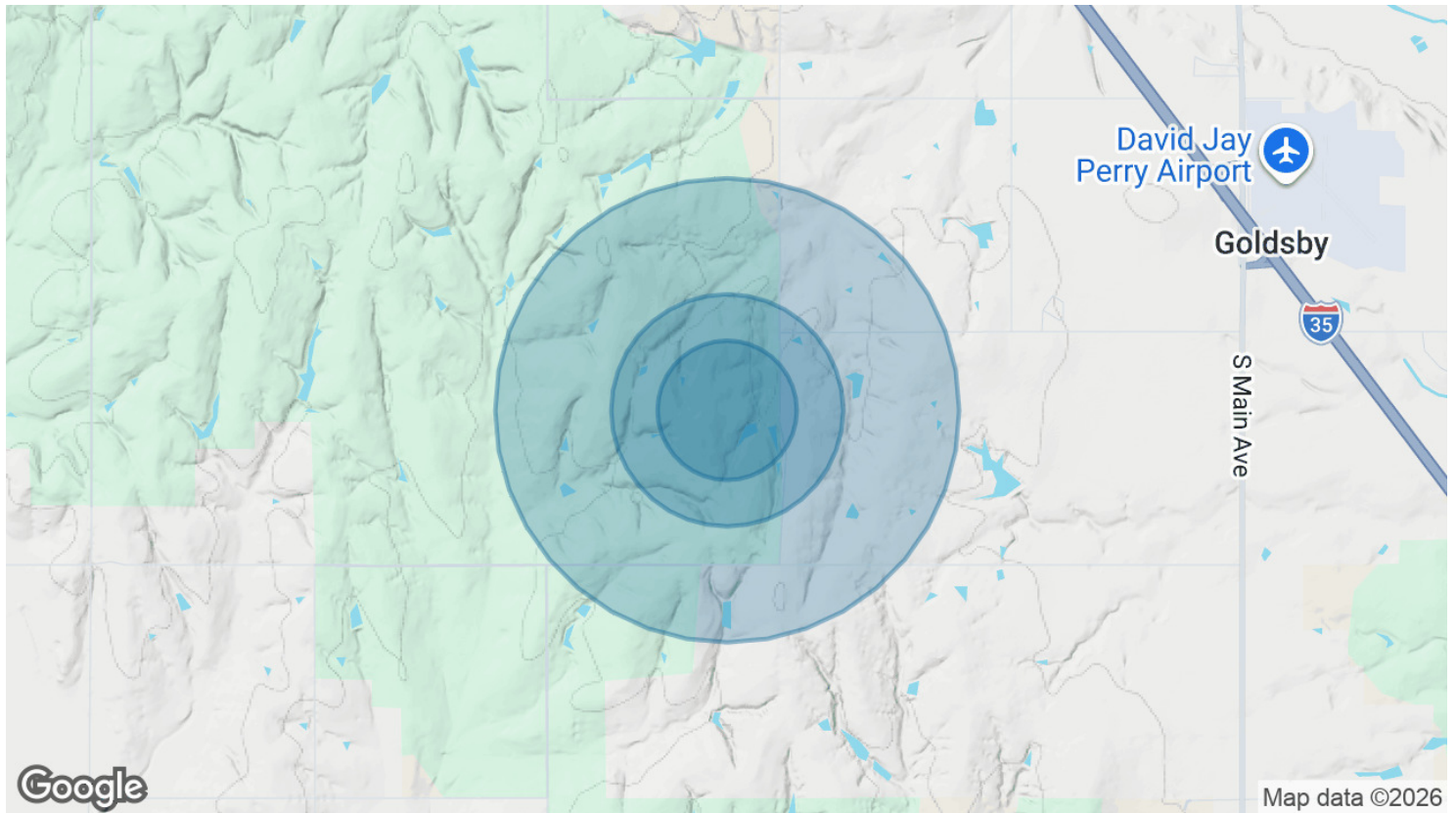


Google

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DEMOGRAPHICS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	51	138	278
Average Age	39	39	39
Average Age (Male)	39	39	39
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	45	91
# of Persons per HH	3	3.1	3.1
Average HH Income	\$170,608	\$170,608	\$169,935
Average House Value	\$461,471	\$461,471	\$458,704

2020 American Community Survey (ACS)



ADVISORS



TIM STRANGE, CCIM, SIOR, CPM

President

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Direct: **405.413.8467**

OK #070810

PROFESSIONAL BACKGROUND

Tim Strange, CCIM, SIOR, is the President and Managing Broker of Pivot Real Estate Brokerage. As a highly successful commercial real estate broker, developer, and property owner, Tim has been involved in more than \$1.2 billion in leasing and sales transactions. In brokerage, Tim puts the interests of his clients first, working collaboratively with the entire brokerage community to maximize value and opportunities for his clients. A major focus has been on federal government leased properties to the Government Services Administration (GSA) and Veteran's Affairs (VA). He also has worked with a wide range of clients, including sellers and buyers of commercial real estate, landlords, and tenants.

Through Rose Rock Development Partners, the firm that he co-founded, Tim is committed to projects that promote human flourishing, create value for stakeholders, and have an enduring impact on the communities he serves. He has been involved in the renovation and conversion of historic buildings to apartments and in new construction of commercial and multi-family properties. Tim works with landowners and municipalities who want to see their property developed, and also acquires properties to add value through re-purposing or improving their operational results. To date, Tim's (re)-developments completed, under construction or currently in his development pipeline exceed \$400 million.

EDUCATION

Southern Methodist University, BS in mechanical engineering

MEMBERSHIPS

Member of CCIM, SIOR, CPM, CREC and the Economics Club of OKC
 Past president of Oklahoma CCIM, Oklahoma SIOR and Oklahoma CREC
 Former director of Oklahoma City Chamber of Commerce and
 Former director of Central Oklahoma Transportation & Parking Authority
 Former program co-chair of LOYAL of Leadership Oklahoma City
 Former board member Leadership Oklahoma City
 Former board member Last Frontier Council of Boy Scouts of America and an Eagle Scout
 Member, Crossings Community Church Choir

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