



PROPERTY DESCRIPTION

Discover an exceptional development opportunity in the growing community of Seminole. This 16-acre tract is ideally positioned next to the established Seminole Township neighborhood, offering outstanding potential for residential expansion, commercial development, or a mixed-use project. With convenient access to local amenities, schools, shopping, and major roadways, this property is perfectly situated to meet the area's increasing demand for housing and business growth. Whether you envision a new residential community, townhomes, retail development, office space, or investment opportunity, this versatile property provides the space and location to bring your vision to life. Rarely does land with this kind of development potential become available in such a strategic location. Don't miss the chance to invest in the future growth of Seminole.

PROPERTY HIGHLIGHTS

- Perfect for residential or multi-family development
- Could be rezoned for retail

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	15.69 Acres

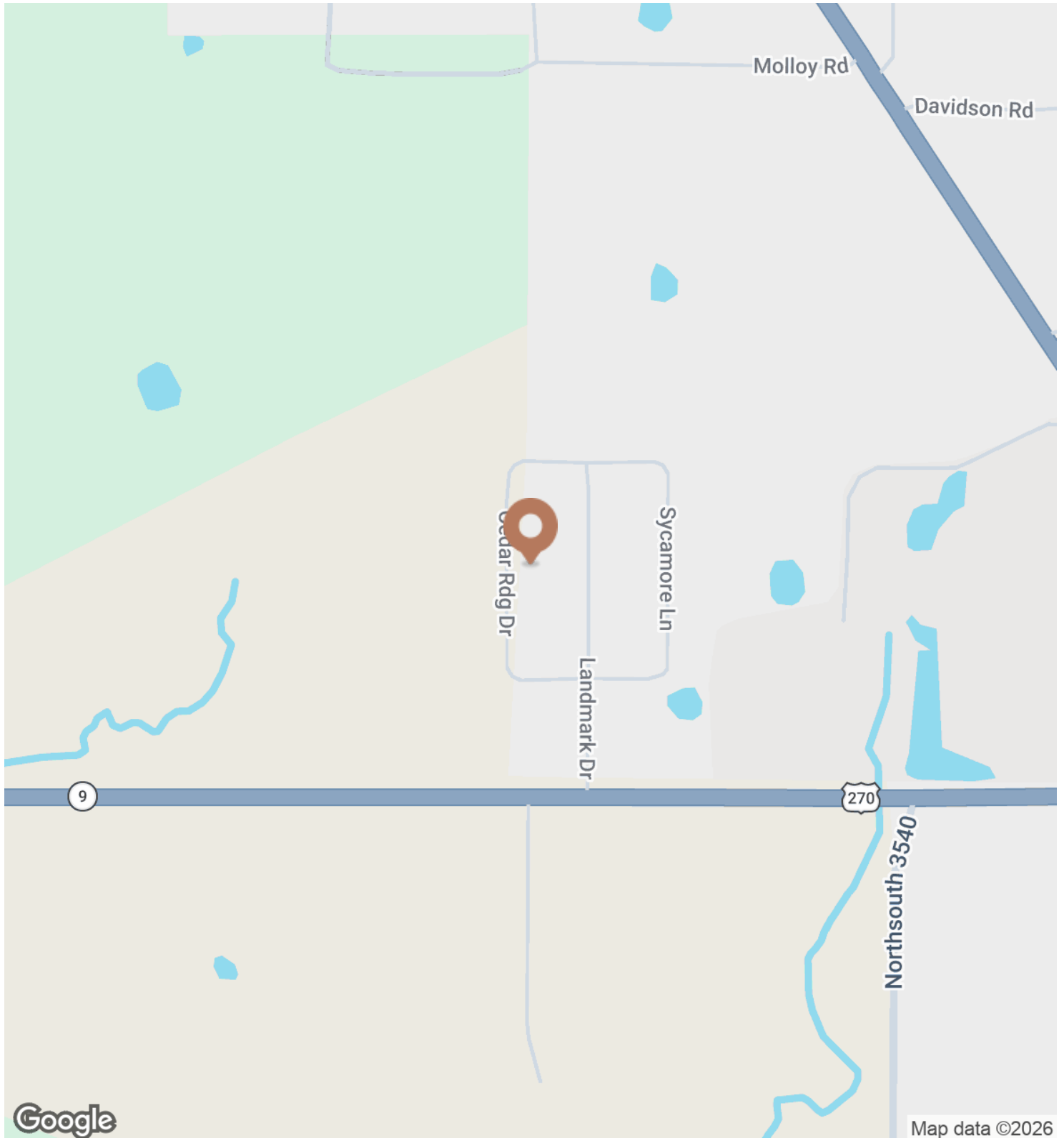
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	26	221
Total Population	8	83	659
Average HH Income	\$83,293	\$47,014	\$38,869

TIM STRANGE, CCIM, SIOR, CPM

Managing Broker

405.413.8467

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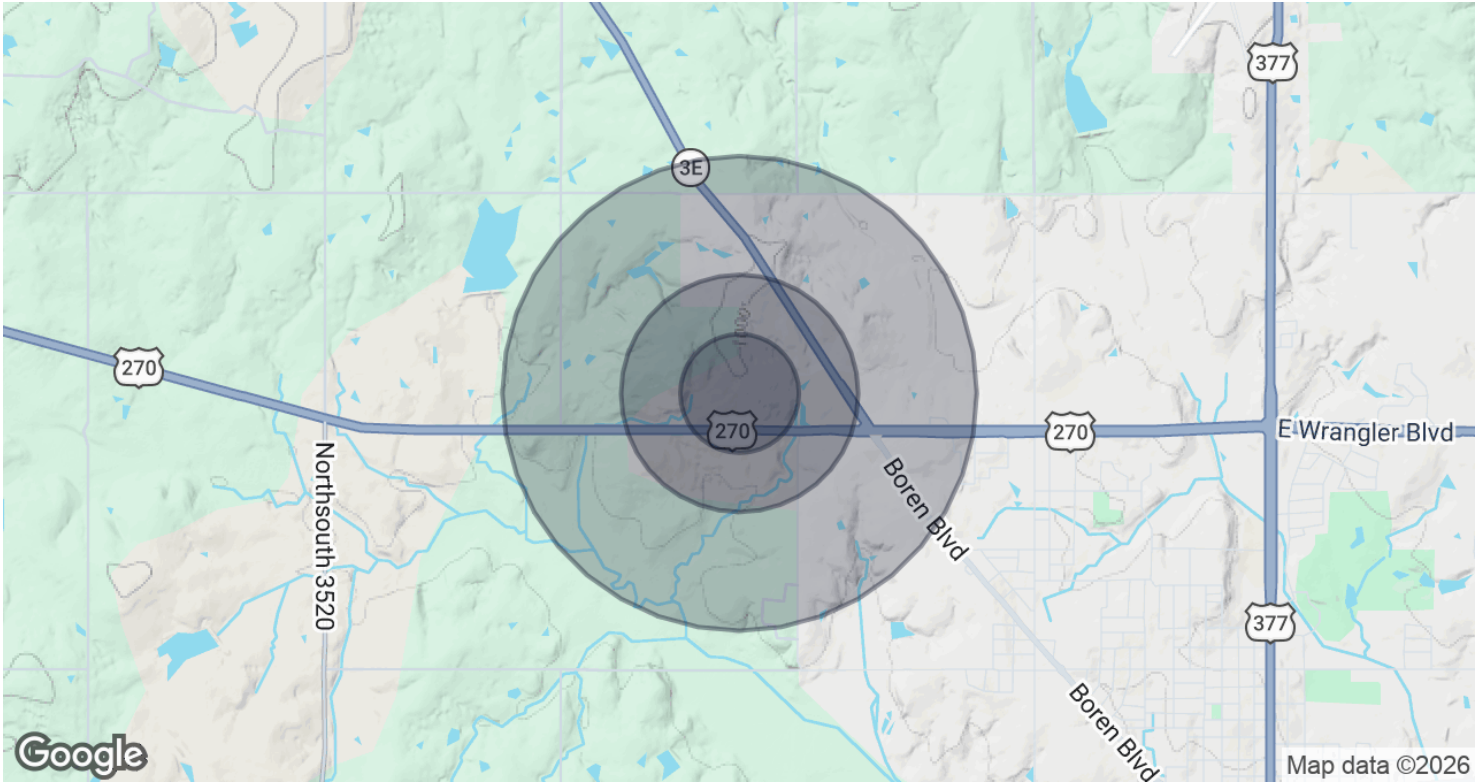


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	8	83	659
Average Age	38.4	31.3	29.5
Average Age (Male)	37.6	30.5	28.6
Average Age (Female)	43.2	37.2	35.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	26	221
# of Persons per HH	4.0	3.2	3.0
Average HH Income	\$83,293	\$47,014	\$38,869
Average House Value	\$259,055	\$111,127	\$96,639

2023 American Community Survey (ACS)

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OK #070810

PROFESSIONAL BACKGROUND

Tim Strange, CCIM, SIOR, CPM 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 \$450 million.

EDUCATION

Southern Methodist University, BS in mechanical engineering

MEMBERSHIPS

Advisory Board Member ULI Oklahoma, First United Bank

Member of CCIM, SIOR, CPM, and CREC

Member Economic Club of Oklahoma

Past president of Oklahoma CCIM, Oklahoma SIOR and Oklahoma CREC

Former director of Oklahoma City Chamber of Commerce and Central Oklahoma Transportation & Parking Authority

Former program co-chair of LOYAL and board member of Leadership Oklahoma City

Former board member Downtown OKC Business Improvement District

Former board member Last Frontier Council, Eagle Scout, NOESA Outstanding Eagle Scout, Silver Beaver Awardee Scouting America

Member, Crossings Community Church Choir

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