

An aerial photograph of a town, likely El Reno, Oklahoma. A wide, multi-lane road runs vertically through the center of the image. To the right of the road, a tall, white water tower with a blue band around its middle is visible, with the words "EL RENO" written in blue. The town is surrounded by green fields and some industrial buildings. The sky is overcast.

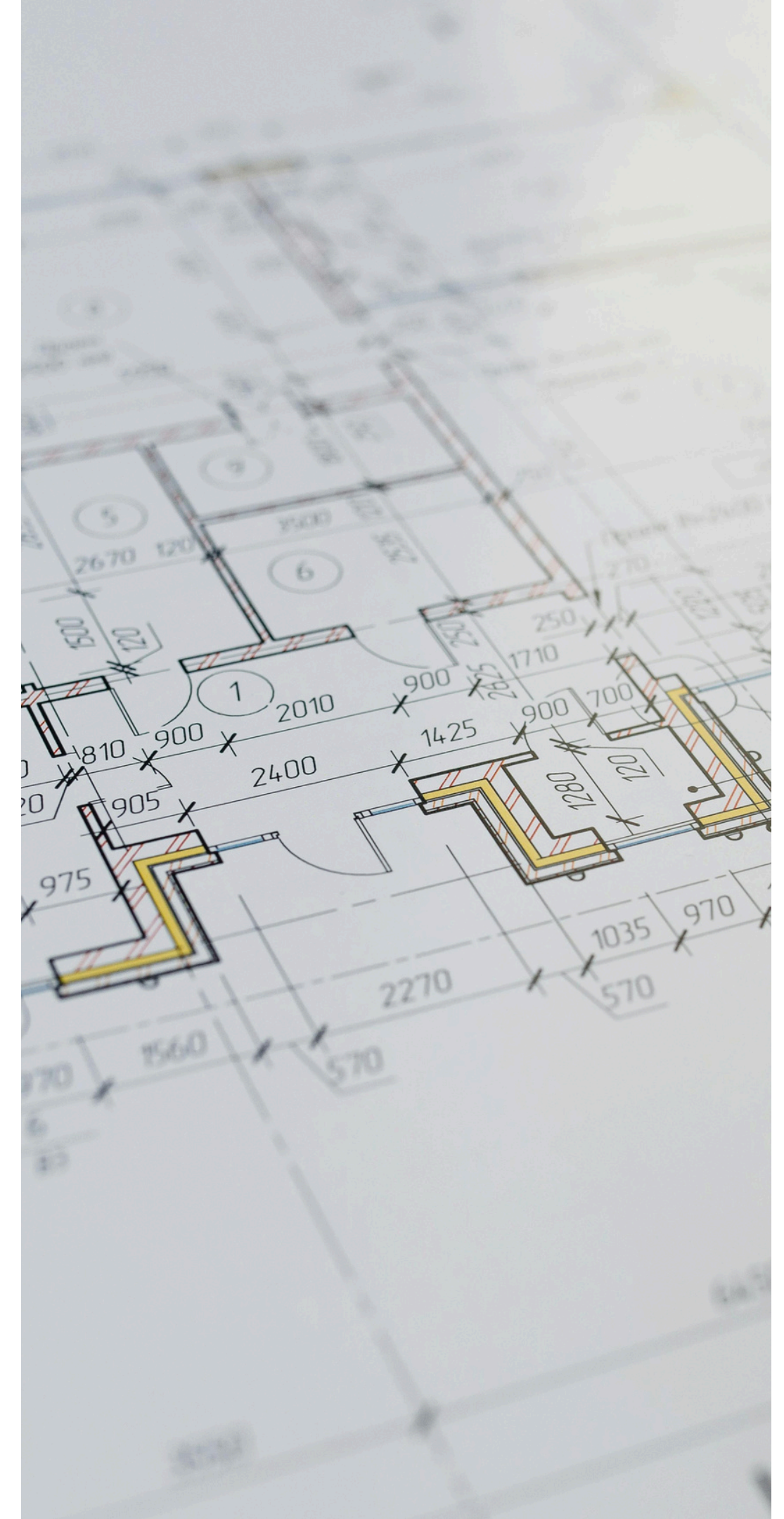
CULTIVATE

REAL ESTATE

COMMERCIAL & LAND

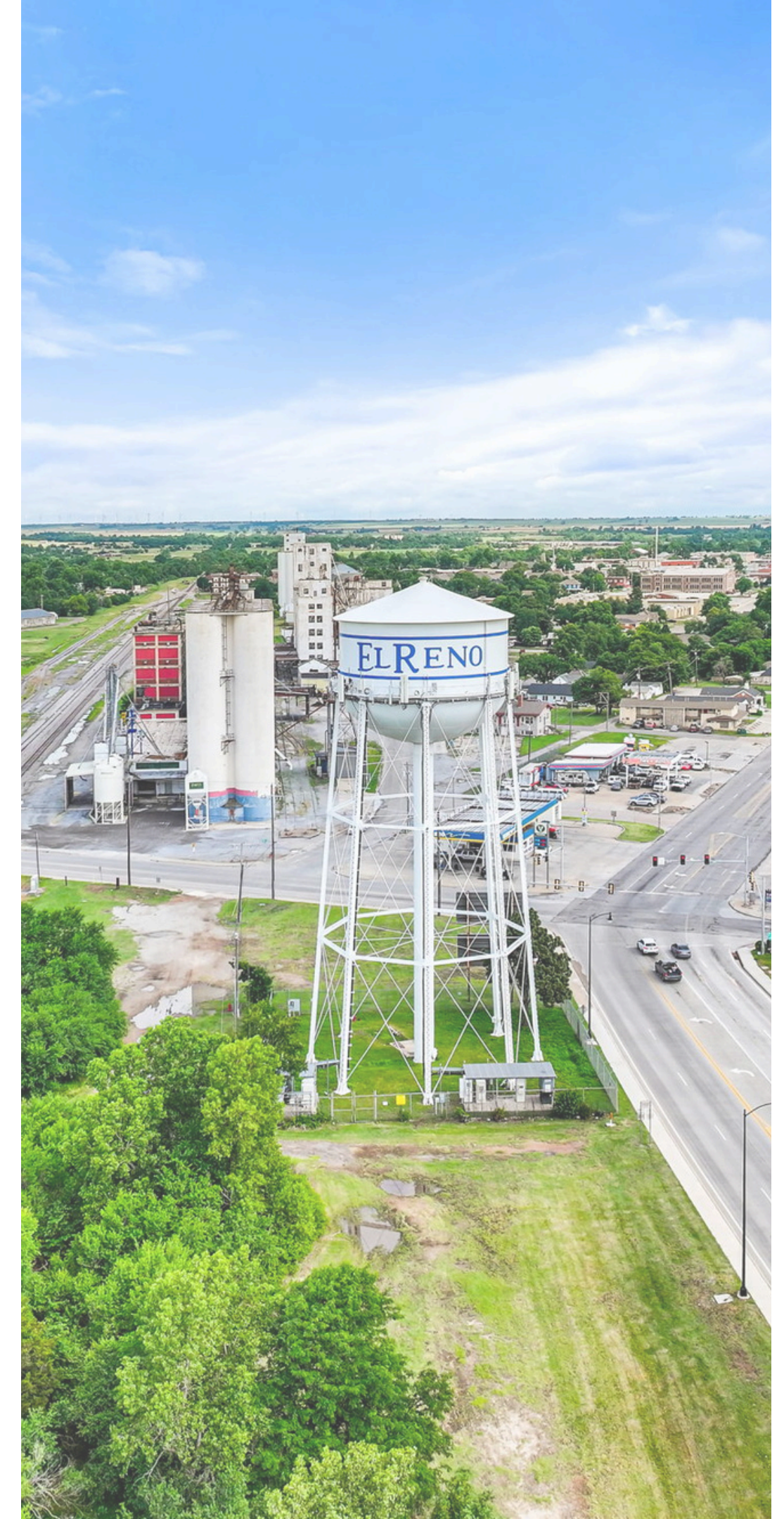
PROPERTY OVERVIEW

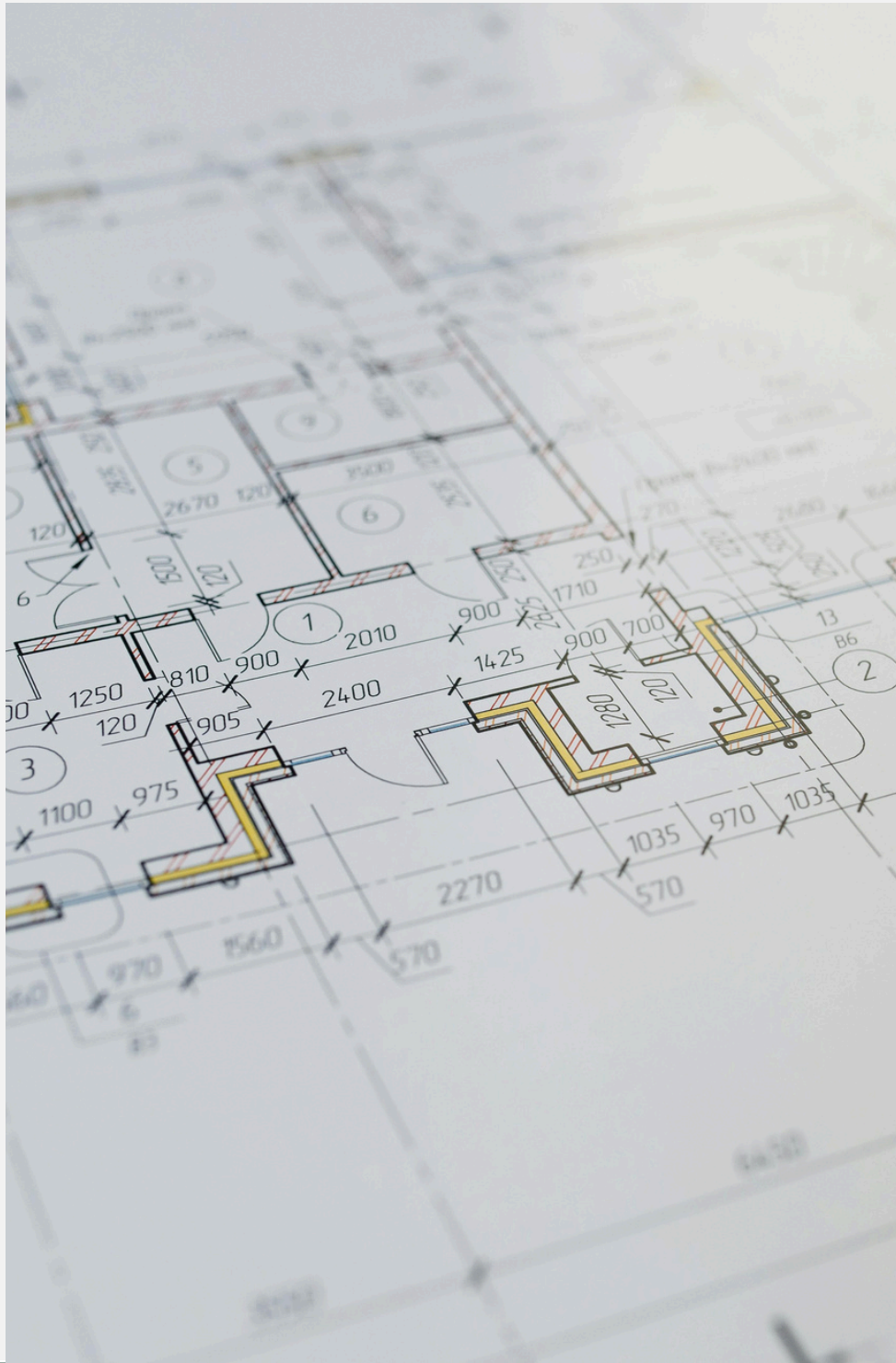
- **Location:** 1510 Amity Lane, El Reno - situated just east of S. Country Club Road with convenient access to I-40 and surrounding commercial developments.
- **Site Size:** Approximately 0.95 acres (41,382 sq ft)
- **Building Size & Configuration:** Approximately 3,750 sq ft consisting of office & warehouse space. Approximately 1,250 sq ft office area and 2,500 sq ft warehouse area with additional covered storage/equipment shed.
- **Zoning:** CR-Restricted Commercial District, allowing for a broad range of retail, office, service, contractor and commercial business uses.
- **Access & Visibility:** Convenient access from Country Club Road and Interstate 40 with proximity to established retail, hospitality, office, and commercial service businesses.
- **Ideal Uses:** Contractor offices, service businesses, equipment rental, warehouse distribution, trade-related businesses, professional offices, and commercial service providers



ZONING & PERMITTED USES

- Zoned CR – Restricted Commercial District
- Intended for major retail, office, service, and commercial activity with access to major thoroughfares.
- Supports a broad range of business and commercial users.
- Permitted uses include:
- General & Professional Offices
- Medical & Professional Services
- Contractor & Trade Businesses
- Equipment Rental Operations
- Building Supply & Service Companies
- Retail & Showroom Uses
- Automotive Related Businesses
- Distribution & Warehouse Users
- Property zoning information will be incorporated into all marketing materials, listing platforms, and the property's dedicated marketing website.





KEY SITE DEVELOPMENT STANDARDS (CAR DISTRICT):

Minimum Lot Area	15,000 sq ft
Minimum Lot Width	150 ft
Maximum Lot Coverage	30%
Front Yard Setback	50 ft
Rear Yard Setback	20 ft
Height Limit	35 ft (70 ft within 1,320 ft of I-40 corridor)