

EXECUTIVE SUMMARY - INDOOR SPORTS FACILITY



OFFERING SUMMARY

Sale Price:	\$3,100,000
Building Size:	62,307 SF
Lot Size:	152,467 SF
Price / SF:	\$49.75
Year Built:	1974
Zoning:	SPUD
Market:	Oklahoma City Metro

PROPERTY OVERVIEW

This property presents an exceptional opportunity for a sports facility operator seeking a versatile, large scale indoor venue. The building features impressive ceiling heights ranging from approximately 17' at the eaves to 36' clear height at the center, easily accommodating a variety of athletic uses such as basketball, volleyball, indoor soccer / futsal, tennis, pickleball, etc.. The 400' x 120' clear-span warehouse provides a wide-open, column-free layout ideal for configuring multiple courts or fields without obstruction. Designed with functionality in mind, the space can be fully climatized for year round use and includes ample parking to support tournaments and high traffic events. Additionally, the existing layout offers areas for concessions, locker rooms, and office space, along with strong signage potential to enhance visibility and branding—making it a turnkey solution for a premier indoor sports complex.

PROPERTY HIGHLIGHTS

- (1) ~48,000 SF warehouse (120' x 400') and (1) smaller ~3,000 SF warehouse (detailed floors plan available upon request)
- Ample parking, along with dedicated office space, concession areas, and comfortable visitor seating areas.
- 17' - 36' clear height in warehouse
- Warehouse is heated and cooled

johnny@creekcre.com
405.990.0569

JOHNNY STRADAL

tyler@creekcre.com
405.973.8435

TYLER HUXLEY

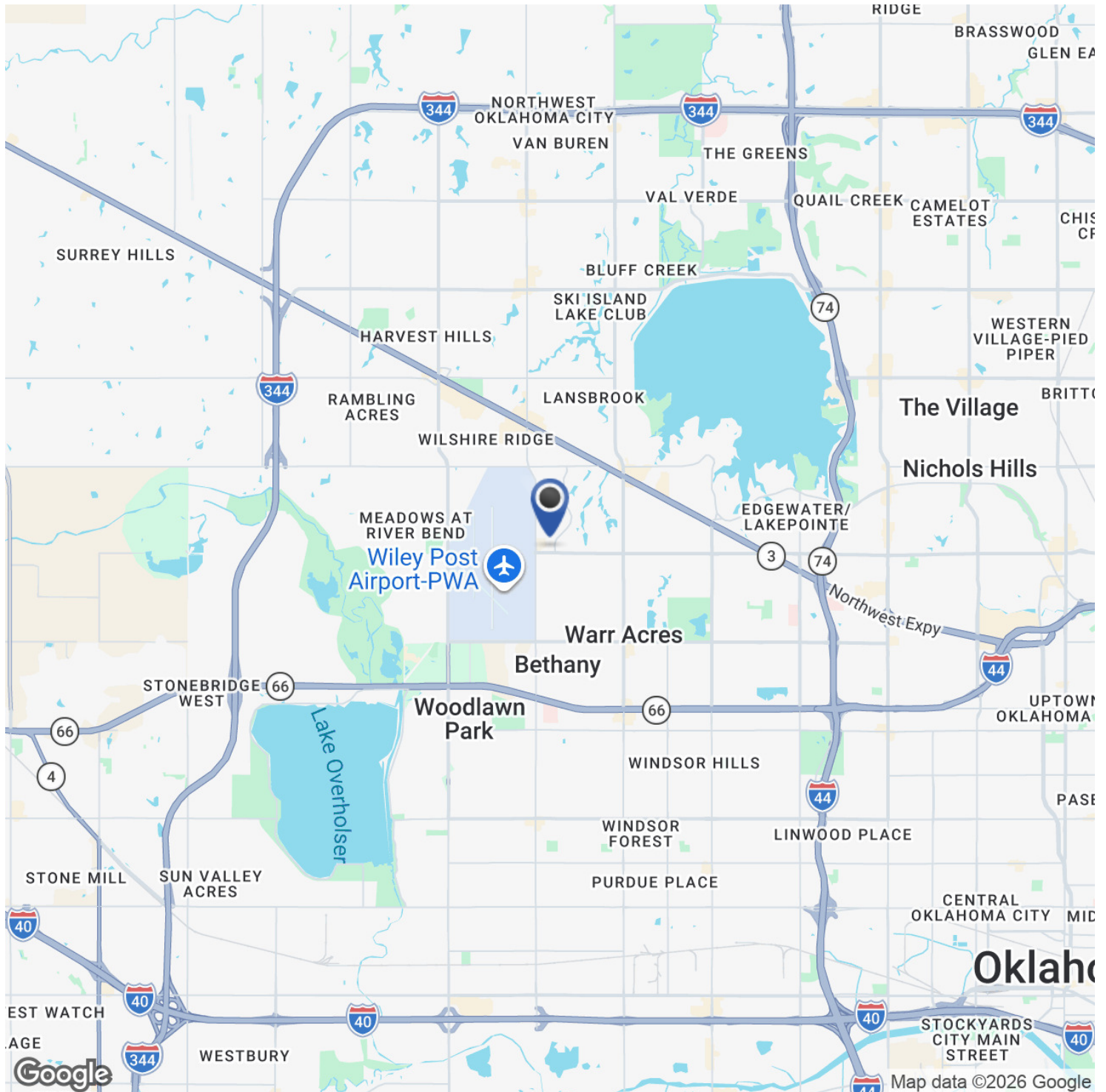
ADDITIONAL PHOTOS



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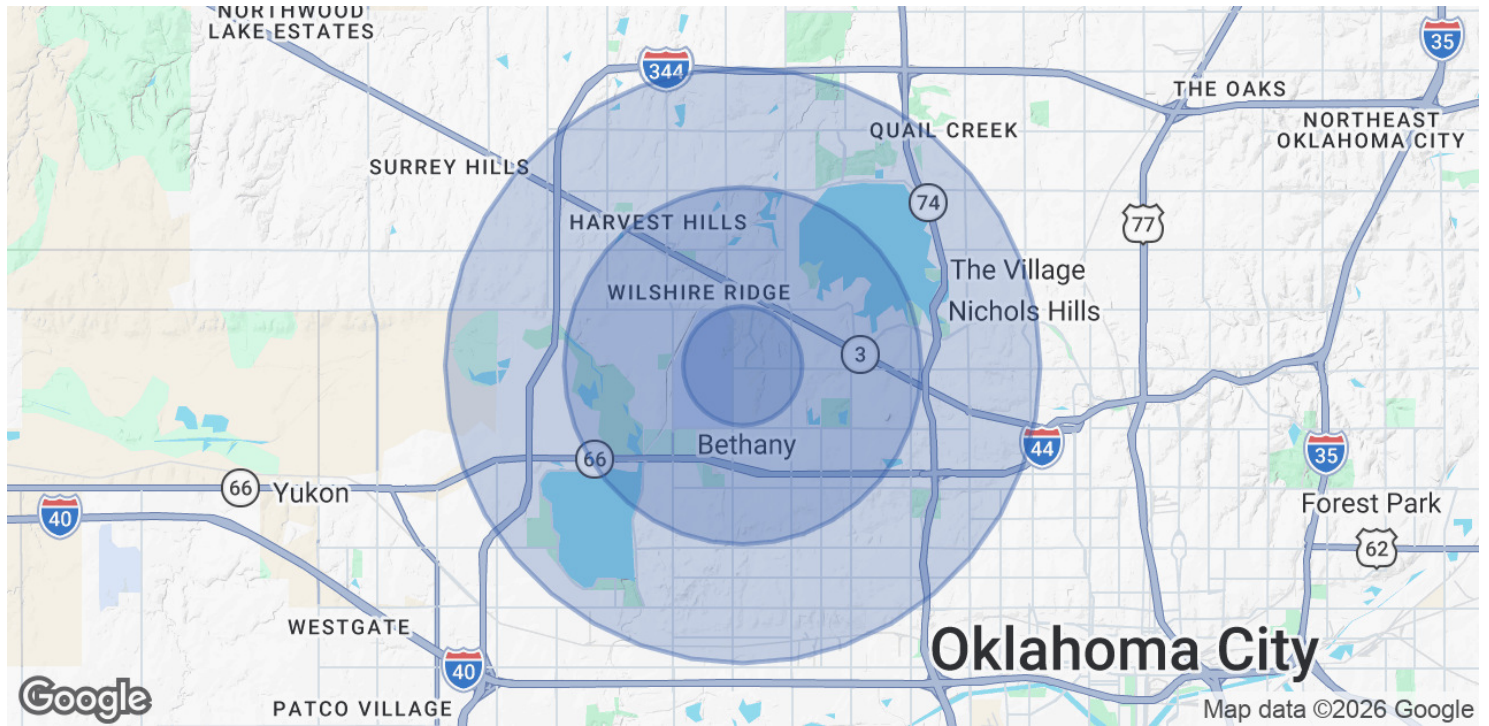
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,814	84,524	213,776
Average Age	36	40	40
Average Age (Male)	34	38	38
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,295	34,482	90,024
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$64,398	\$78,613	\$84,866
Average House Value	\$237,189	\$227,278	\$255,559

Demographics data derived from AlphaMap

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