



:: OFFERING MEMORANDUM

\$1,586,250

8.0% CAP

Prepared by Scott Heiple, CCIM

6810-6850 NW 23<sup>rd</sup>, Bethany, OK 73008



Scott Heiple, CCIM  
Owner - Managing Broker  
HCB COMMERCIAL REAL ESTATE CO., LLC  
P.O. BOX 639  
Norman, OK 73070  
(405) 473-7653 | [scott.Heiple@yahoo.com](mailto:scott.Heiple@yahoo.com)



# Table of Contents

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- I. Property Description
- II. Property Summary
- III. Executive Summary
- IV. Site Plan / Survey
- V. Maps / Pictures
- VI. Financials
- VII. Demographics



# Property Description

**Address:** 6810-6850 NW 23<sup>rd</sup>, Bethany, OK 73008

**Legal Description:** Lengthy

**Ingress/Egress:** Two (2) driveway ingress/egress from NW 23<sup>rd</sup>

**Parking:** ± 122 in fronts of buildings

**Parking Ratio:** ± 6.7 Spaces per 1,000 SF

**Building Area:** ± 18,200 SF

**Land Area:** ± 1.96 ac. or 85,465 sf

**Lot Configuration:** ± 300' NW 23<sup>rd</sup> frontage (E/W) x 285' (N/S)

**Year Built:** 1984

**Roofing:** Metal Facades with TPO (2 blds. NEW 2023)

**Improvements Configuration:** Bldg 1: 40'x132' Bldg 2: 40'x172'  
Bldg 3: 40'x150'

**HVAC:** Several Ground Level HVAC units

**Signage:** One (1) Pylon sign fronting NW 23<sup>rd</sup>

**Traffic Counts:** (n/s) Rockwell & NW 23<sup>rd</sup> 23,500/vpd  
(e/w) Rockwell & NW 23<sup>rd</sup> 19,900/vpd



# Property Summary

## Investment Overview

Peach Tree Center is an 18,200 sf mixed use retail and office shopping center. There are a total of 13 units (some combined) with 12 current tenants. The property consists of three (3) separate brick buildings and sits on approx. 1.96 acres. The leases are currently all base rent only (no NNN), with one vacancy of 1,100 sf, giving new ownership the ability to modify the leases over time to true NNN and increase the NOI and cash flow. There are two (2) ingress/egress driveways fronting on NW 23<sup>rd</sup>, one pylon sign and two buildings have newer TPO roofs (3 yrs. approx.) A going in CAP rate of 8% with substantial upside to generating more revenue thru active management makes this a very attractive asset for any investors portfolio. The entire parking lot was re-surfaced and re-stripped in February 2026.



## Property Highlights

- \* excellent location
- \* excellent signage
- \* excellent visibility
- \* abundant parking
- \* stabilized tenant base
- \* excellent ingress and egress
- \* 88% occupied

# Executive Summary

## Offering Summary

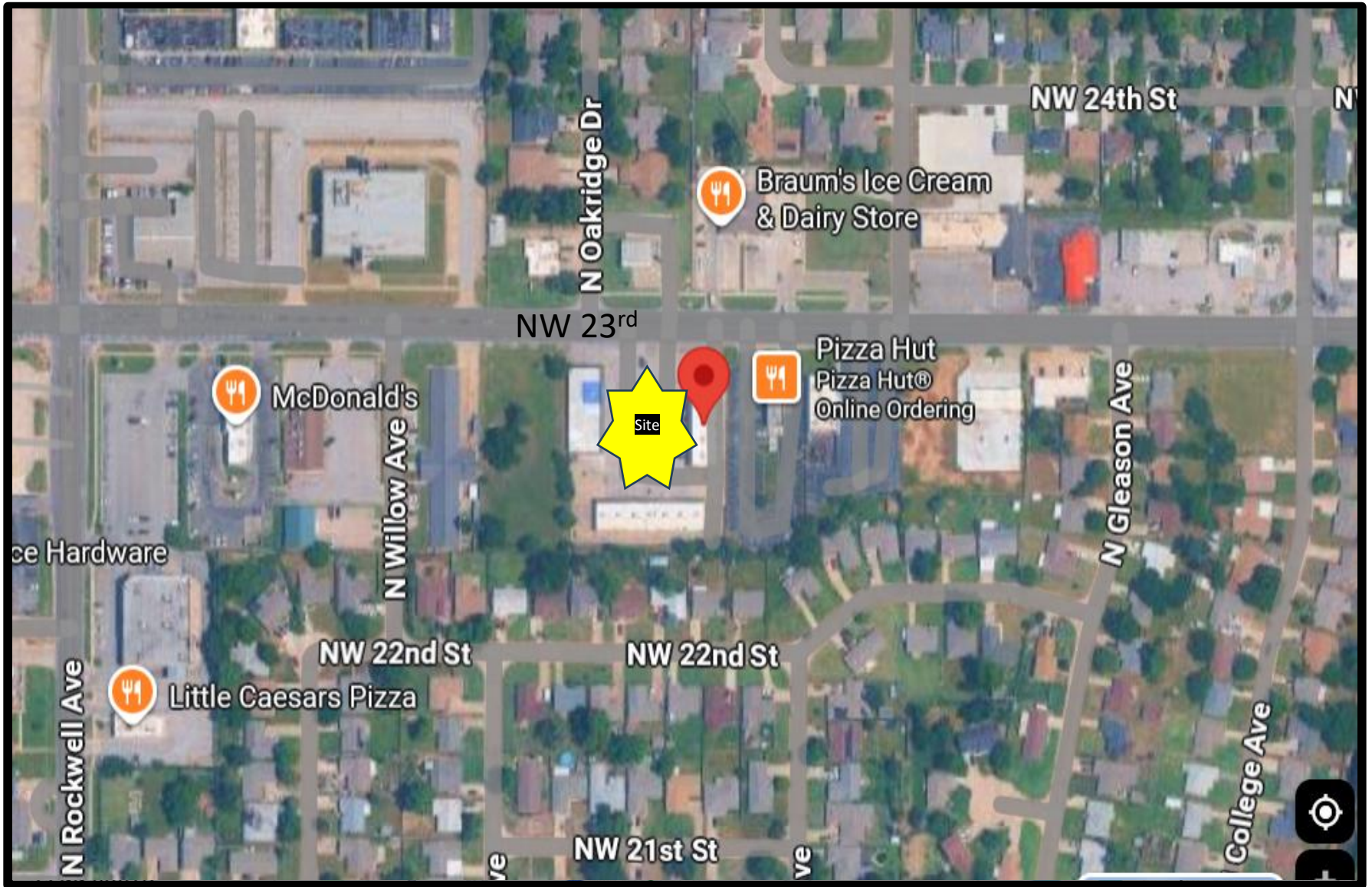
Offering Price	\$1,586,250
CAP Rate (actual)	8.00%
In-Place NOI	\$126,900
Building Size	18,200
Lot Size	1.96 ac. +/-
Year Built	1984
Occupied	94%
\$ PSF	\$87.15

## Info. Summary

Lease Types	Base Rent only ( No NNN)
Tenant	Retail / Office
Lease Guaranties	Unknown
Roof Type:	Metal Facades with TPO
Rent Commencement Dates	varied
Lease Expiration Dates	varied
Approx. Lease Term Remaining	1-2 years
Rental Increases	varied
Tenant FRR to Lease	None
Tenant FRR to Purchase	None



# Area Map





MILLENNIUM CLUB HAIR CUTS

MASSAGE & SPA

AMERICAN

# Aerial Location



# Pictures



# Pictures



# Pictures



# Pictures



# Financials

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RENT ROLL

OPERATING EXPENSES

FINANCIAL ANALYSIS







# Operating Expenses

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Peach Tree Center  
6810-6850 MW 23<sup>rd</sup> Ave.  
Bethany, Oklahoma 73008  
Size: 18,200 sf

	Actual	
	<u>1/1/2025- 12/31/25</u>	<u>\$/PSF</u>
Insurance	13,500	.74
Parking Lot Lighting	1,800	.10
Water & Trash	9,600	.53
Taxes	<u>12,400</u>	<u>.68</u>
TOTAL EXPENSES:	<b>\$37,300</b>	<b>\$2.05/PSF</b>



# Financial Analysis

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## In-Place NOI

Analysis Date: May 9<sup>th</sup>, 2026

Site of Improvements: 18,200

	2024 Actual	Actual \$ PSF
<b>REVENUES:</b>		
Base Income	\$164,200	\$8.91
Annual CAM Collected	<u>0.00</u>	<u>0.00</u>
<b>TOTAL GROSS REVENUE:</b>	<b>164,200</b>	<b>8.91</b>
<b>OPERATING EXPENSES:</b>		
Insurance	13,500	.74
Parking Lot Maintenance	1,800	.10
Water & Trash	9,600	.53
Taxes	<u>12,400</u>	<u>.68</u>
<b>TOTAL OPERATING EXPENSES</b>	<b>37,300</b>	<b>2.05</b>
<b>NET OPERATING INCOME</b>	<b><u>126,900</u></b>	
<b>PURCHASE PRICE:</b>	<b>\$1,586,250</b>	
<b>CAP Rate:</b>	<b>8.0%</b>	
<b>Occupancy:</b>	<b>94%</b>	



# Demographics:



<b>Population:</b>	<b><u>1 mile</u></b>	<b><u>3 miles</u></b>	<b><u>5 miles</u></b>
2020 Population	14,000	77,300	178,200
2024 Population	15,300	80,200	184,400
2029 Population Projection	15,900	83,100	195,400
Median Age	36.1	34	34.8
<b>Income:</b>			
Avg. Household Income	59,000	58,200	68,500
Median Income	47,100	46,200	52,800
<b>Households:</b>			
2020 Households	5,500	30,200	71,600
Owner Occupied	68.0%	44.7%	57.3%
Avg. Household Size	2.5	2.3	2.4
<b>Race:</b>			
White	86%	84%	81%
Black	11.0%	17.5%	19.3%
American Indian/Alaska Native	.05%	.04%	.04%
Asian	.019%	.018%	.022%
Pacific Islander	.01%	.02%	.02%
Other Race	.01%	.01%	.01%
Two or More Races	.01%	.01%	.01%
Hispanic Origin	.10%	.08%	.01%

# Disclosure

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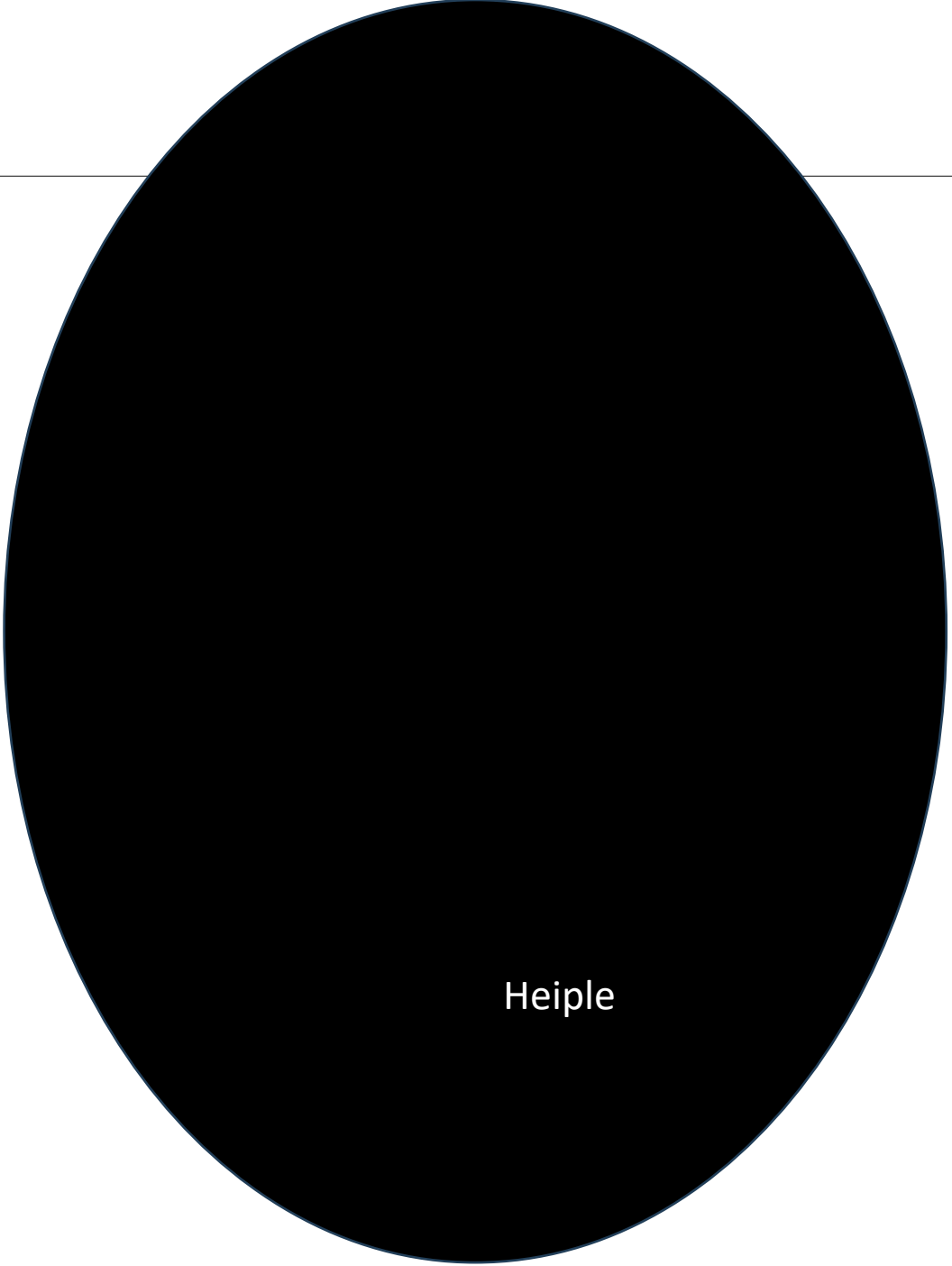
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Scott Heiple, CCIM  
Owner – Managing Broker  
HCB Commercial Real Estate Co., LLC  
P.O. Box 639  
Norman, OK 73070  
(405) 473-7653 | [scott.heiple@yahoo.com](mailto:scott.heiple@yahoo.com)





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