



Portfolio Sale: Redevelopment Opportunity

PROPERTY OVERVIEW

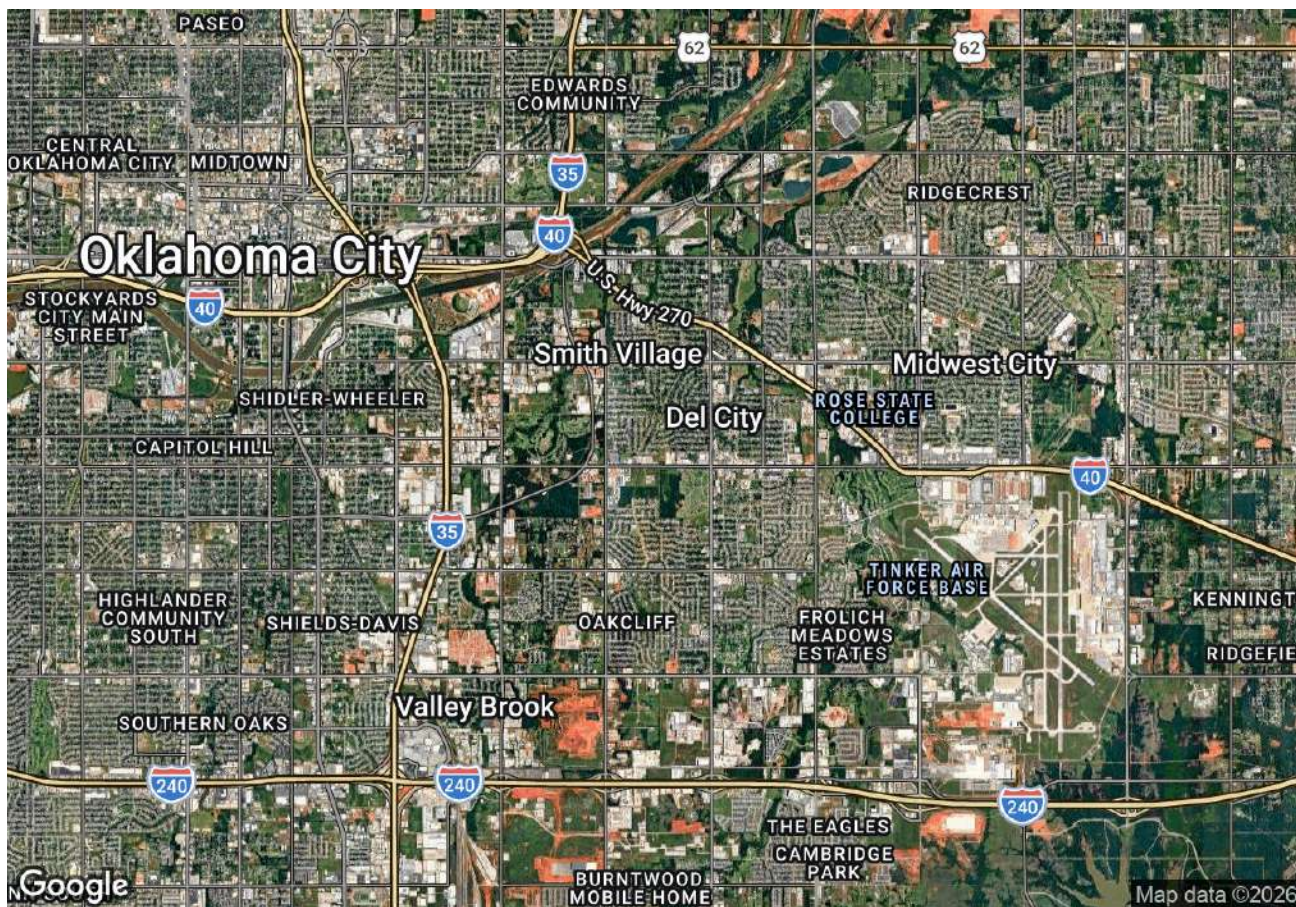
- Easy access to I-35 & I-40 with high visibility on SE 29th Street
- 5± acres with 40,000± SF of improvements; ideal for redevelopment or a business campus
- 29,370 SF Building: 75% office / 25% warehouse, 11 overhead doors, sprinklers, burn room, conference room, breakroom & ventilated warehouse
- 4,800 SF Warehouse/Office: 2 overhead doors
- 6,048 SF Former Church: Includes gym; ideal for adaptive reuse

OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	5 Acres
Building Size:	40,000 SF
Zoning:	A-C (Arterial Commercial) and R-D-1 (Single Family Detached)

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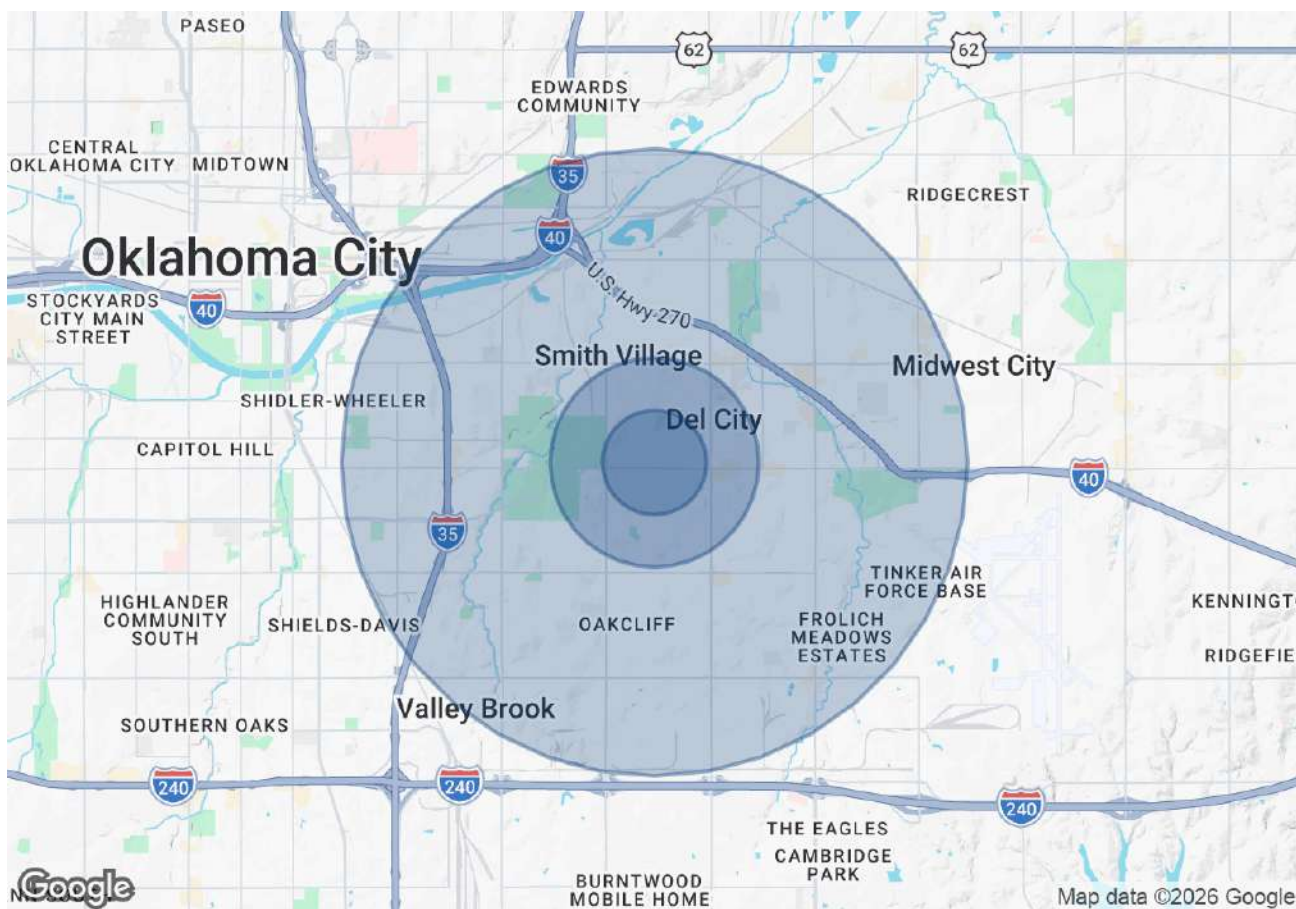
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,460	8,403	62,136
Average Age	30.4	35.4	33.1
Average Age (Male)	32.3	35.1	33.0
Average Age (Female)	29.1	34.6	33.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,049	3,517	23,471
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$57,890	\$61,580	\$62,542
Average House Value	\$106,465	\$104,777	\$121,296

2023 American Community Survey (ACS)