

# PRICE EDWARDS AND CO. CREEK CRE

DOWNTOWN OKLAHOMA CITY REDEVELOPMENT

601 & 621 N OKLAHOMA AVE OKLAHOMA CITY, OK 73104



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## Sale Price

\$4,250,000

# PRICE EDWARDS AND CO. CREEK CRE

DOWNTOWN OKC REDEVELOPMENT

601 & 621 N OKLAHOMA AVE, OKC, OK 73104



## PROPERTY DESCRIPTION

601 & 621 N Oklahoma Ave is offered for sale as a complete 2.33-acre urban infill assemblage in the heart of Oklahoma City's fast-growing northeast downtown corridor. The site is improved with two vacant warehouse buildings totaling 31,106 square feet, plus an attached metal building and 1.56 acres of adjacent raw land—offering a buyer the flexibility to occupy, lease, or fully redevelop.

The 601 N Oklahoma building (built 1930) features a 15,000 SF warehouse with an attached 2,592 SF metal building, five grade-level roll-up doors, and clear heights up to 17'2" to the roof deck. The 621 N Oklahoma building offers 16,106 SF across three levels with seven grade-level roll-up doors and 16'0" clear height. Together the buildings provide multiple points of ingress/egress across NE 5th Street, NE 6th Street, and N Oklahoma Avenue.

Zoned SPUD with a DBD (Downtown Business District) underlying designation, the site supports a wide range of uses—from owner-occupant industrial and flex/storage to ground-up multifamily, hospitality, retail, medical, or mixed-use redevelopment. The offering is ideally suited to developers seeking a downtown infill site, owner-users needing warehouse and flex space with abundant grade-level access, or investors positioning for long-term appreciation in a high-growth corridor.

## OFFERING SUMMARY

|                              |             |
|------------------------------|-------------|
| <b>Sale Price:</b>           | \$4,250,000 |
| <b>Improvement Sq Ft</b>     | 31,106      |
| <b>Price Per Square Foot</b> | \$136.63    |
| <b>Lot Size:</b>             | 2.33 Acres  |

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DOWNTOWN OKC REDEVELOPMENT

601 & 621 N OKLAHOMA AVE OKC, OK 73104



- Sale Price: \$4,250,000 (\$136.63/SF)
- 31,106 SF of vacant, deliverable warehouse improvements plus attached metal building
- 2.33-acre site (101,500 SF) including 1.56 acres of raw land (67,802 SF MOL)
- Twelve total grade-level roll-up doors across both buildings
- Zoned SPUD with DBD (Downtown Business District) underlying – flexible redevelopment potential
- Immediate I-235 north/south access
- In the path of OKC's eastward growth – minutes from Deep Deuce, Automobile Alley, Bricktown, and the Innovation District
- Vacant and available for owner-occupancy or full redevelopment

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# PRICE EDWARDS AND CO. CREEK CRE

INDUSTRIAL AND OFFICE CONCEPTS

601 & 621 N OKLAHOMA AVE OKC, OK 73104



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# PRICE EDWARDS AND CO. CREEK CRE

HOTEL AND RETAIL CONCEPTS

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DOWNTOWN OKC REDEVELOPMENT

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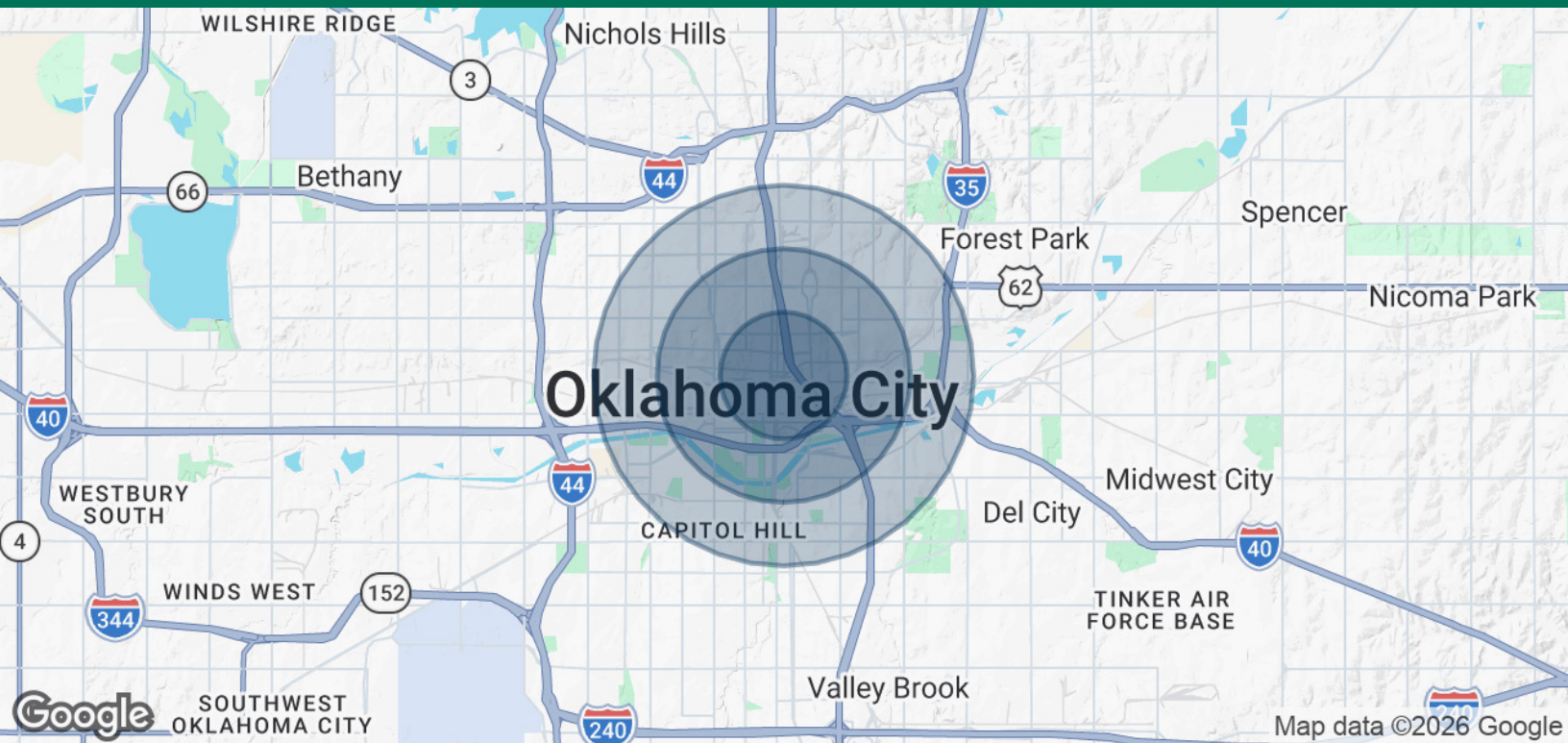
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# PRICE EDWARDS AND CO. CREEK CRE

DOWNTOWN OKC REDEVELOPMENT

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## POPULATION

### 1 MILE

### 2 MILES

### 3 MILES

#### Total Population

7,904

31,243

73,043

#### Average Age

32.6

33.6

33.6

#### Average Age (Male)

32.7

34.0

33.6

#### Average Age (Female)

32.0

34.4

33.5

## HOUSEHOLDS & INCOME

### 1 MILE

### 2 MILES

### 3 MILES

#### Total Households

4,090

15,379

34,536

#### # of Persons per HH

1.9

2.0

2.1

#### Average HH Income

\$72,959

\$59,537

\$53,885

#### Average House Value

\$178,508

\$165,541

\$138,829

2020 American Community Survey (ACS)

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