

Sales Price: \$900,000

1501 S. Agnew Avenue

Oklahoma City, Oklahoma 73108

PROPERTY HIGHLIGHTS

- **37,425 SF on 1 Acre MOL**
- Approximately 10,000 SF Finished Out
- Clear Ceiling Height 10' – 14'
- 3 Grade Level Doors
- 310' Frontage on Agnew
- Re-Development Opportunity

LOCATION HIGHLIGHTS

- Located in Historic Stockyards District
- Popular Destination including Cattleman's Steak House & Langston's Western Wear
- Easy Access to I-40 & I-44

TOTAL SF	37,425 SF on 1 Acre MOL
BUILT	1972
ZONED	I-2 SYT (Stockyards City Transitional)

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EXECUTIVE SUMMARY

We are offering for sale a 4 building complex at the corner of SW 15th and S Agnew in the Stockyards District to the City of Oklahoma City. This offering is for a total of approximately 37,425 SF on approximately 1 acre of land with I-2 zoning as follows:

Building #1. This 4,300 square foot building fronts on S. Agnew and is approximately 50' x 90'. It can be used for a variety of businesses. There is one overhead door in the rear.

Building #2. This 6,500 square foot building is divided into multiple rooms with floor drains. It is cinder block construction with drive in doors on S. Agnew and at the rear.

Building #3. This 7,000 square foot building is mostly open and has a drive in door on S. Agnew.

Building #4. This building is 19,625 square feet with 6 drive in doors and approximately 2,000 square feet of temperature controlled office area facing S. Agnew. The construction is metal and was originally built as a lumber sales facility.

These buildings have multiple construction material, varying electric power supply and interior finishes.



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Population	1 Mile: 8,444	3 Miles: 95,792	5 Miles: 225,995
Average Household Income	1 Mile: \$32,420	3 Miles: \$48,239	5 Miles: \$52,195
Total Households	1 Mile: 2,662	3 Miles: 33,266	5 Miles: 87,248

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