

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$14.00 SF/yr (NNN)
Main Building Size:	5,292 SF
Warehouse Size:	2,000 SF
Lot Size:	4 Acres
Year Built:	2000
Zoning:	C-3

PROPERTY OVERVIEW

Total 4-acre fenced-in property that is highly visible off I-35 in Goldsby, OK. The property has a 5,292 s.f. office building and an additional 2,000 s.f. warehouse space available.

PROPERTY HIGHLIGHTS

- Zoned: C-3 Commercial; Fencing around the entire property; City of Goldsby - Water; Septic Tank
- 3 - 5 ton heat pumps (2005) - includes fencing around units; Roof replaced in 2011
- Office Building includes 3 restrooms on the first floor and 2 on the second floor (layouts attached)
- Traffic Count: I-35 - Roughly 90,000 vehicles per day - property is highly visible and has excellent access to entrance & exit ramps off I-35

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746 W INTERSTATE DRIVE
746 W INTERSTATE DRIVE | GOLDSBY , OK 73093



ADDITIONAL PHOTOS



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LOCATION MAP

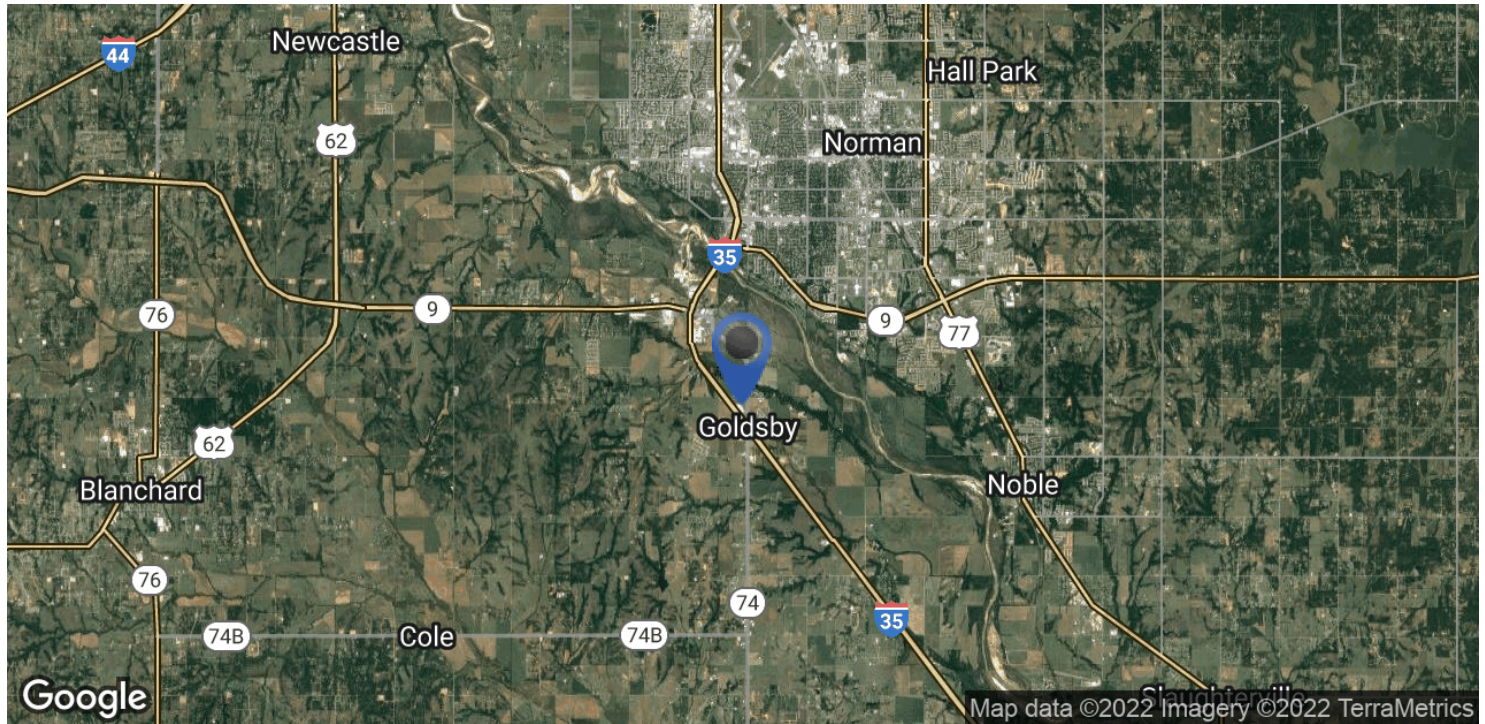


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	283	44,499	132,650
Average Age	37.2	30.2	33.9
Average Age (Male)	32.6	29.2	32.7
Average Age (Female)	39.1	32.0	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	91	17,995	56,323
# of Persons per HH	3.1	2.5	2.4
Average HH Income	\$108,868	\$59,465	\$69,552
Average House Value	\$1,977,454	\$296,954	\$211,533

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS	I-35
Vehicle Count	90,000 vehicles/day
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