

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$449,000
Lease Rate:	\$4 SF/yr (NNN)
Building Size:	5,200 SF
Available SF:	5,200 SF
Lot Size:	44,585 SF
Year Built:	1980
Zoning:	UC

PROPERTY OVERVIEW

Prime investment or new small business owner/user opportunity in Weatherford, OK. This 5,200 SF building, constructed in 1980, is ideally suited for Industrial and Flex Space investors or owner/users. Zoned UC, it offers versatile potential for a range of business operations. With a strategic location in Weatherford, this property provides convenient access to major transportation routes and industrial centers. The building's robust structure and favorable zoning present an exceptional foundation for a wide array of commercial ventures.

PROPERTY HIGHLIGHTS

- 5,200 SF Concrete Construction Building
- Located Just 10 Minutes from I-40
- 80' x 47' Shop/Warehouse with Radiant Heat and 14' Clear Height
- Four (4) Private Offices
- Two (2) Fenced & Gated Outdoor Yards
- Outdoor Loading Dock
- Insulated Warehouse
- Two (2) 15' W x 12' H Grade Level Overhead Doors

erich@creekcre.com
405.620.5638
ERICH MASSAD

johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

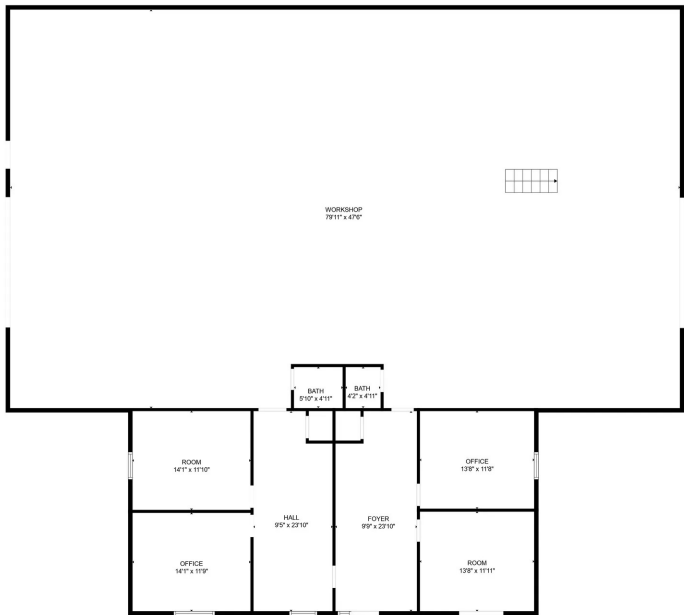
ADDITIONAL PHOTOS



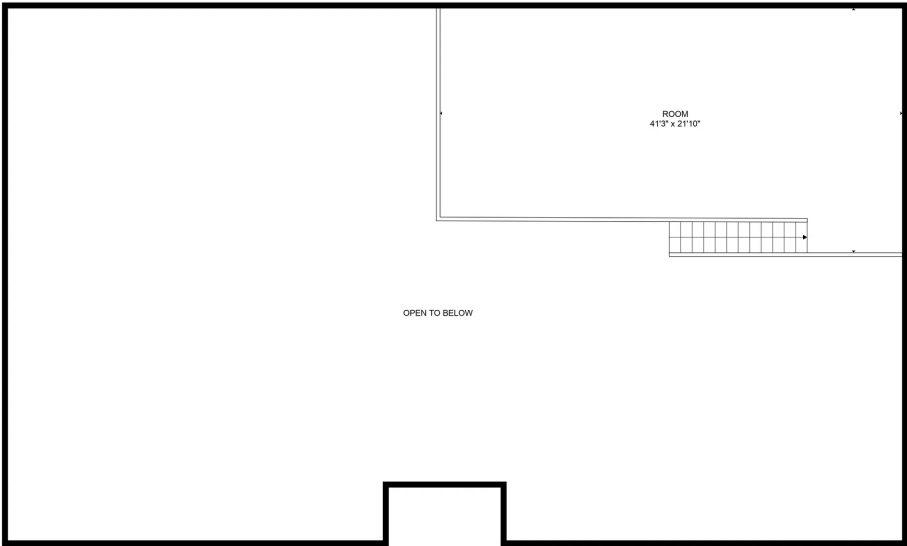
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FLOOR PLANS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

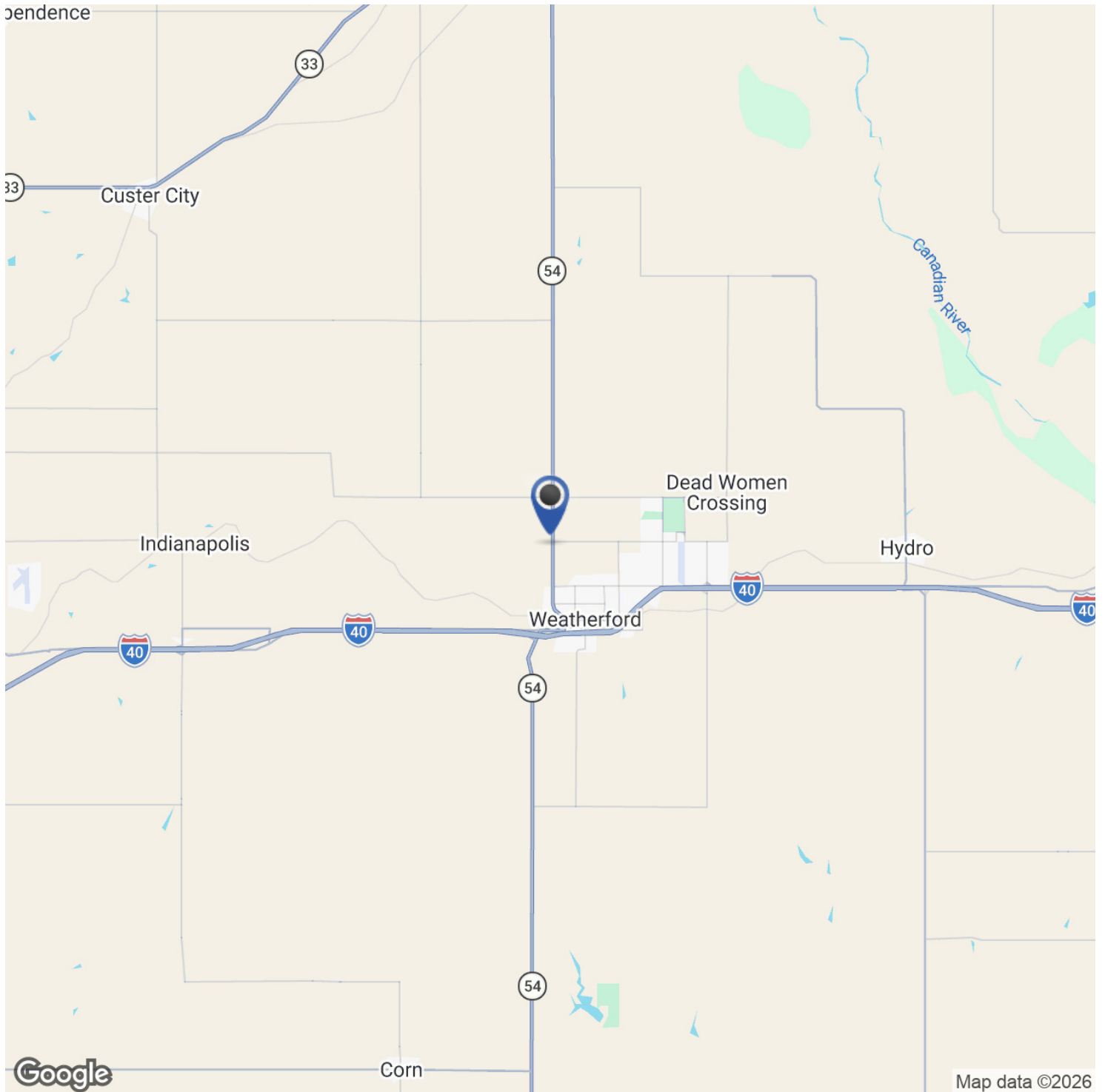


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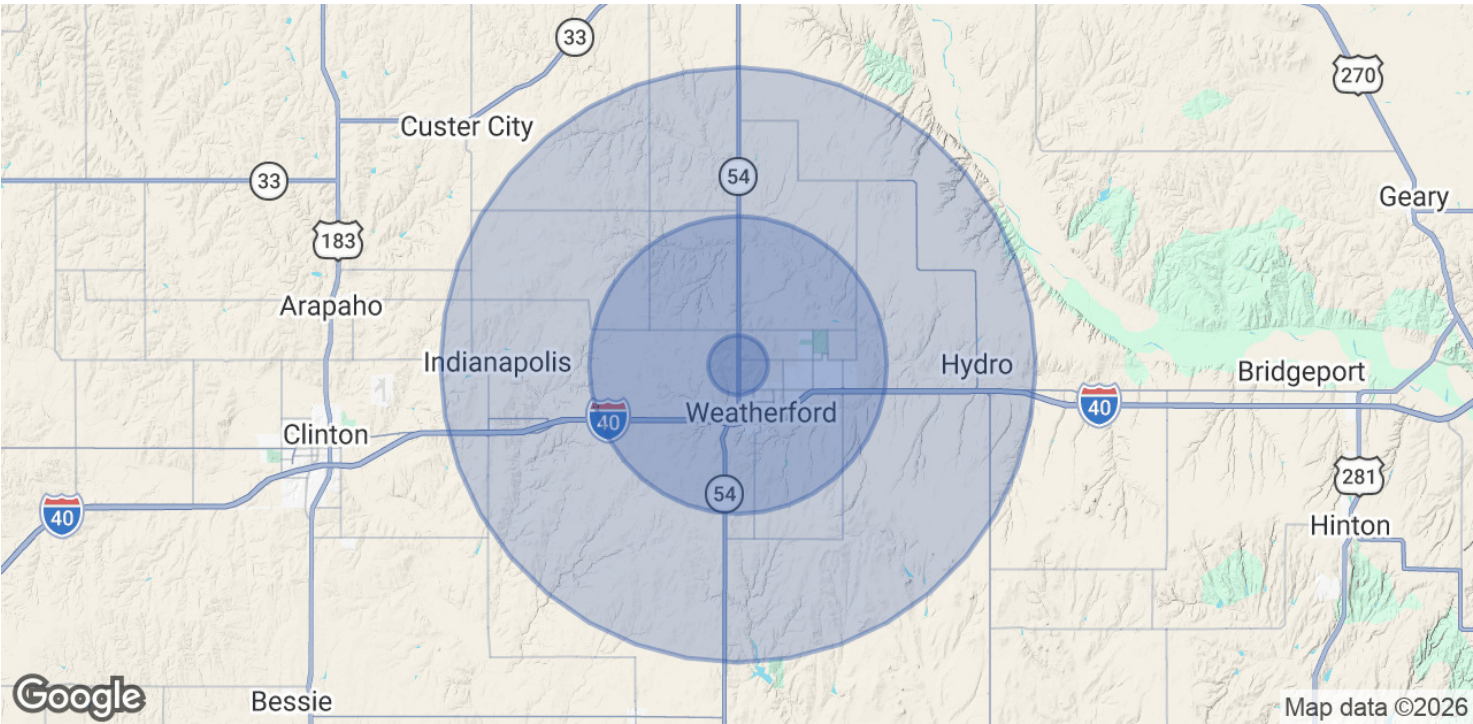
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	824	13,897	15,734
Average Age	29	35	35
Average Age (Male)	28	33	34
Average Age (Female)	29	36	36

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	321	5,316	6,024
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$64,820	\$94,760	\$94,527
Average House Value	\$216,163	\$274,855	\$270,855

2020 American Community Survey (ACS)

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