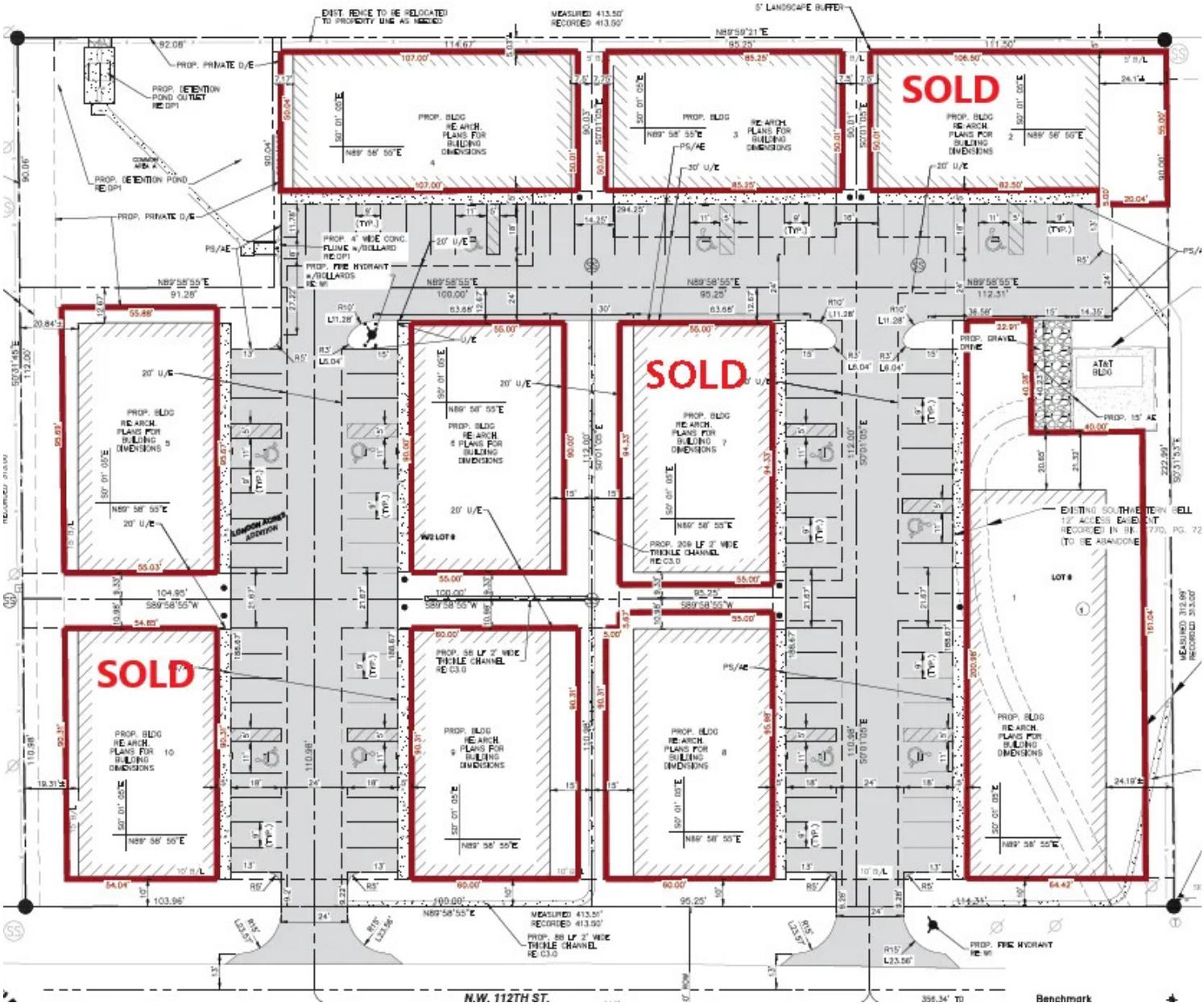
INDUSTRIAL FLEX - LOTS FOR SALE OR BUILD TO SUIT



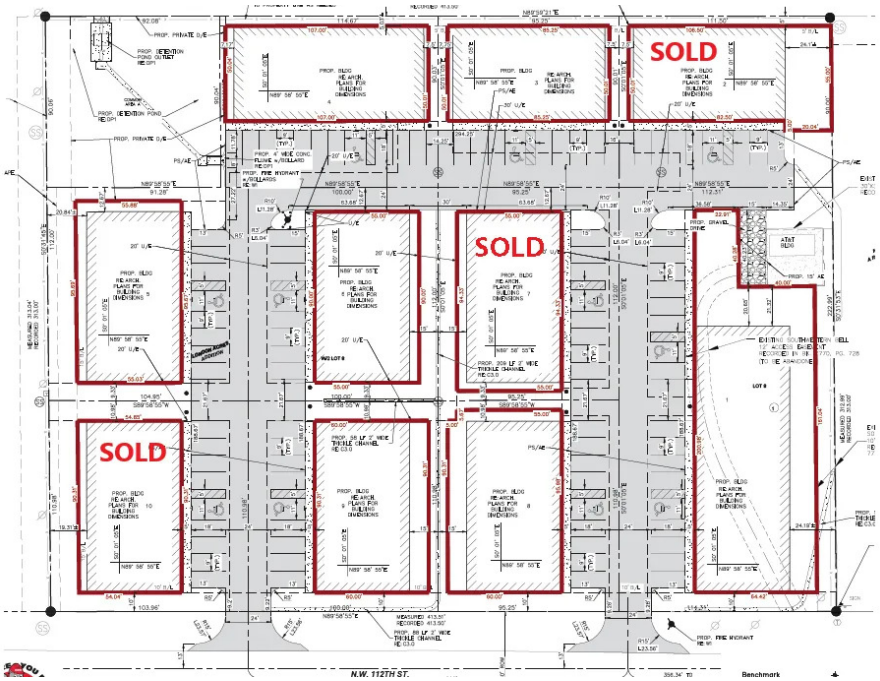
SALE PRICE: $22.00 / SF

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Executive Summary



Details

Sale Price:	$22.00 / SF
Lot Sizes (SF):	8,573 - 11,200 SF
Lot Size:	2.97 Acres
Available Lots:	7
Zoning:	SPUD-1400
BTS Bldg. Sizes (SF):	4,000 - 7,000 SF

Highlights

- Excellent location with great highway access and close proximity to Nichols Hills and Chisolm Creek
- Ideal for storage, distribution, contractors, garage, etc.
- Ownership is open to Build to suit options on any of the lots. This allows tenants to avoid high upfront capital expenditures associated with purchasing or renovating existing buildings

Overview

This property is conveniently situated near the intersection of 12th and Western, just south of Chisholm Creek and north of Nichols Hills. Its location and proposed building plans make it an ideal choice for various businesses looking to expand or establish a presence in the metro area. Each site features a unique building plan that includes ample parking, two 14' x 12' overhead doors, clear span warehouse, and a host of additional amenities.

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LOTS (SPEC BUILDING PICTURE)



 # OF LOTS 7 | **TOTAL LOT SIZE** 8,573 - 11,200 SF | **TOTAL LOT PRICE** $22.0 - $22.0 / SF | **BEST USE** -

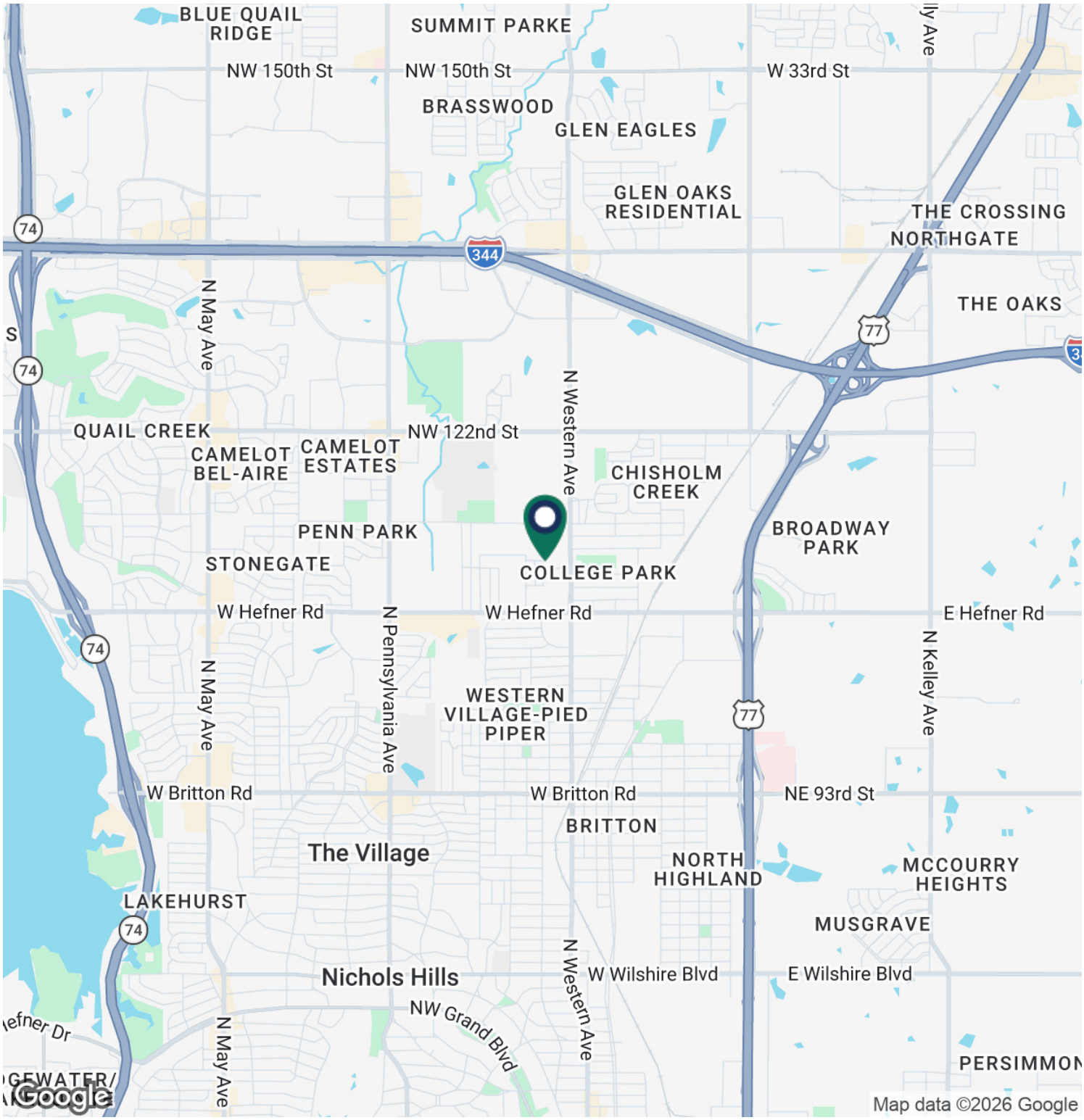
STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	3	1035 NW 112, Bldg. 3		Industrial	8,573 SF	$22.00 / SF	SPUD-1400
Available	4	1035 NW 112, Bldg. 4		Industrial	10,325 SF	$22.00 / SF	SPUD-1400
Available	5	1035 NW 112, Bldg. 5		Industrial	10,223 SF	$22.00 / SF	SPUD-1400
Available	6	1035 NW 112, Bldg. 6		Industrial	11,200 SF	$22.00 / SF	SPUD-1400
Available	7	1035 NW 112, Bldg. 7		Industrial	10,668 SF	$22.00 / SF	SPUD-1400
Available	8	1035 NW 112, Bldg. 8		Industrial	10,571 SF	$22.00 / SF	SPUD-1400
Available	9	1035 NW 112, Bldg. 9		Industrial	11,098 SF	$22.00 / SF	SPUD-1400

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Location Map

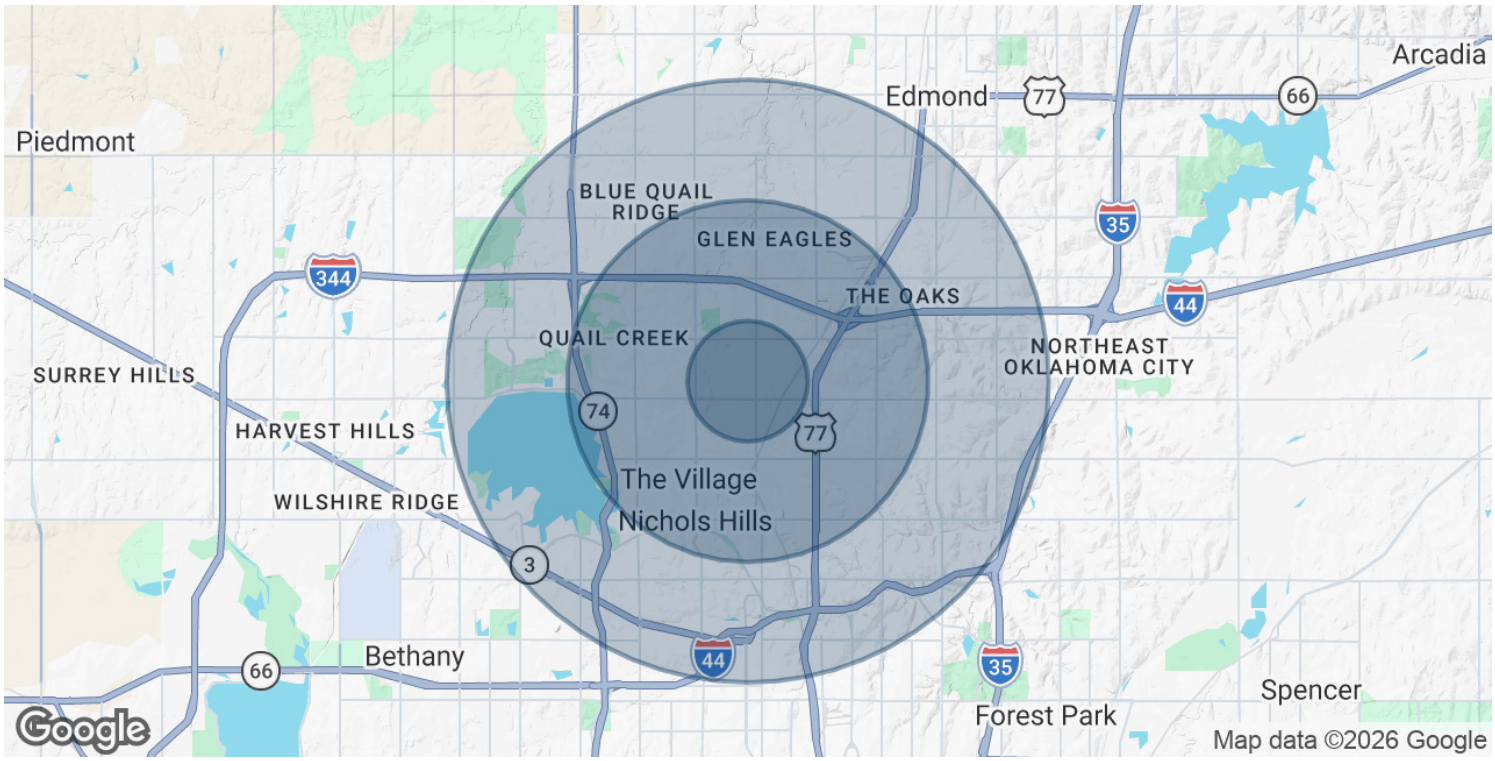


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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	10,104	65,554	166,032
Average Age	33.5	36.6	38.1
Average Age (Male)	29.7	35.5	37.1
Average Age (Female)	35.7	39.3	39.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,668	31,306	75,449
# of Persons per HH	2.2	2.1	2.2
Average HH Income	$61,054	$99,595	$105,373
Average House Value	$146,532	$315,526	$304,987

2023 American Community Survey (ACS)

11122026

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