

## Executive Summary



### Details

|               |                    |
|---------------|--------------------|
| Sale Price:   | \$675,000          |
| Lease Rate:   | \$7500/mo. + NNN's |
| Available SF: | 182,080 SF         |
| Lot Size:     | 4.18 Acres         |

### Overview

± 4.18-acre Industrial Outdoor Storage (IOS) lot available in El Reno, OK, strategically located off Highway 66 and just 0.8 miles from I-40, ensuring easy access to major transportation routes. This fully improved lot features fresh gravel, a new automatic gate for secure entry, and 10 perimeter lights for enhanced visibility and security. Ideal for equipment storage, fleet parking, or industrial use, this site is ready for immediate occupancy.

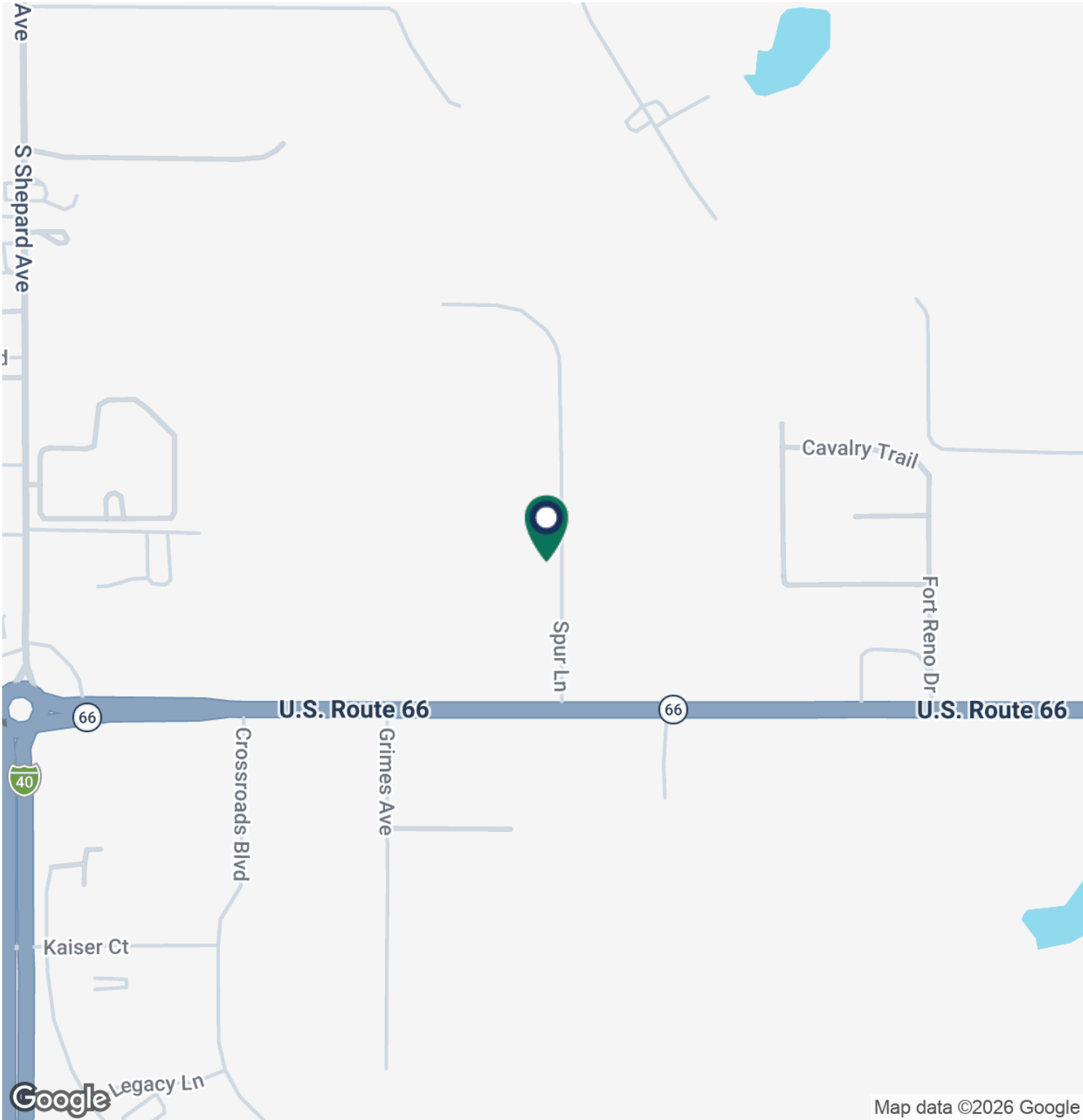
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## Additional Photos



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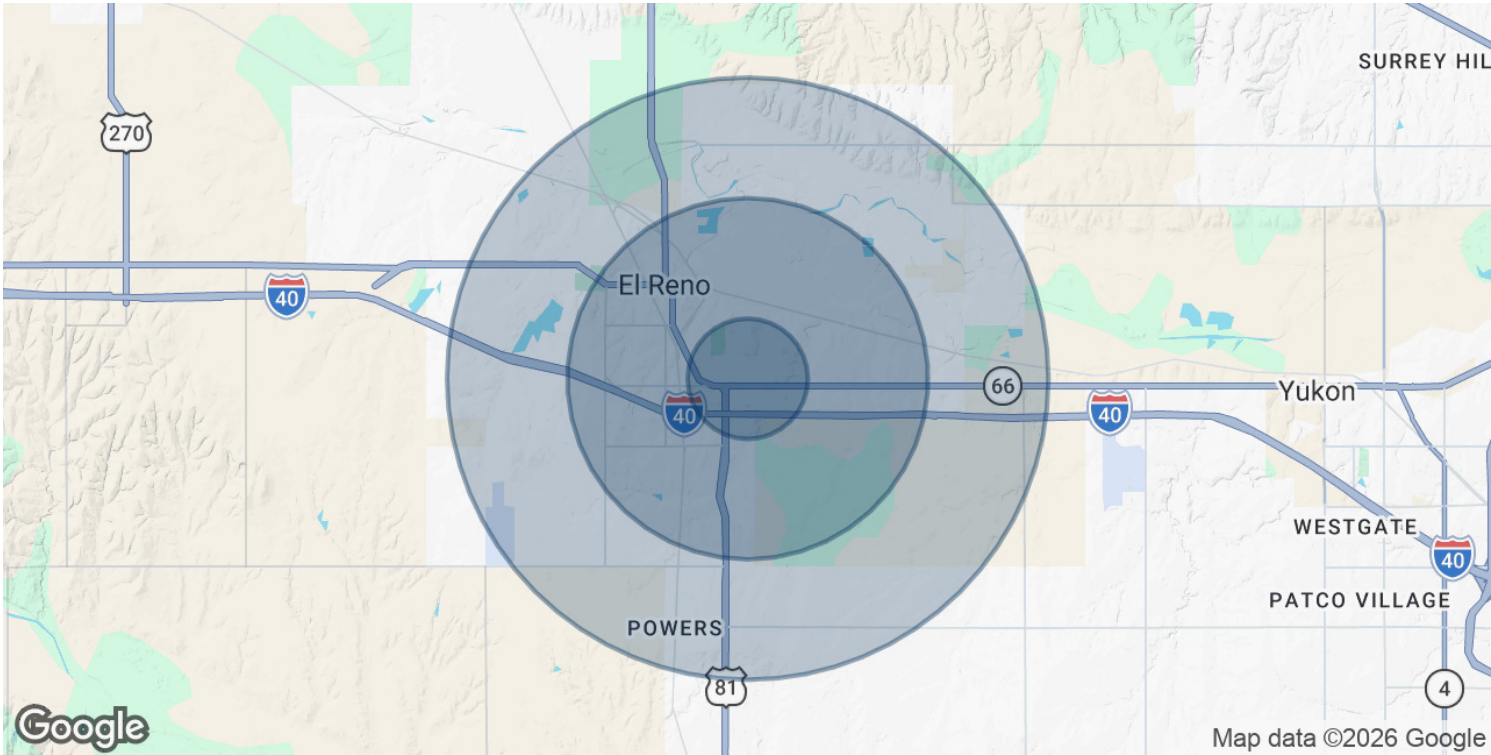
Location Map



Map data ©2026 Google

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Demographics Map & Report



| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 816    | 15,148  | 18,649  |
| Average Age          | 39     | 38      | 38      |
| Average Age (Male)   | 38     | 37      | 37      |
| Average Age (Female) | 39     | 39      | 39      |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 310       | 5,798     | 6,751     |
| # of Persons per HH | 2.6       | 2.6       | 2.8       |
| Average HH Income   | \$84,452  | \$64,868  | \$67,844  |
| Average House Value | \$230,479 | \$173,522 | \$191,381 |

2020 American Community Survey (ACS)

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