

RED PLAINS SURVEYING COMPANY

1917 S HARVARD DR | OKLAHOMA CITY, OK 73128

CREEK
PRICE EDWARDS

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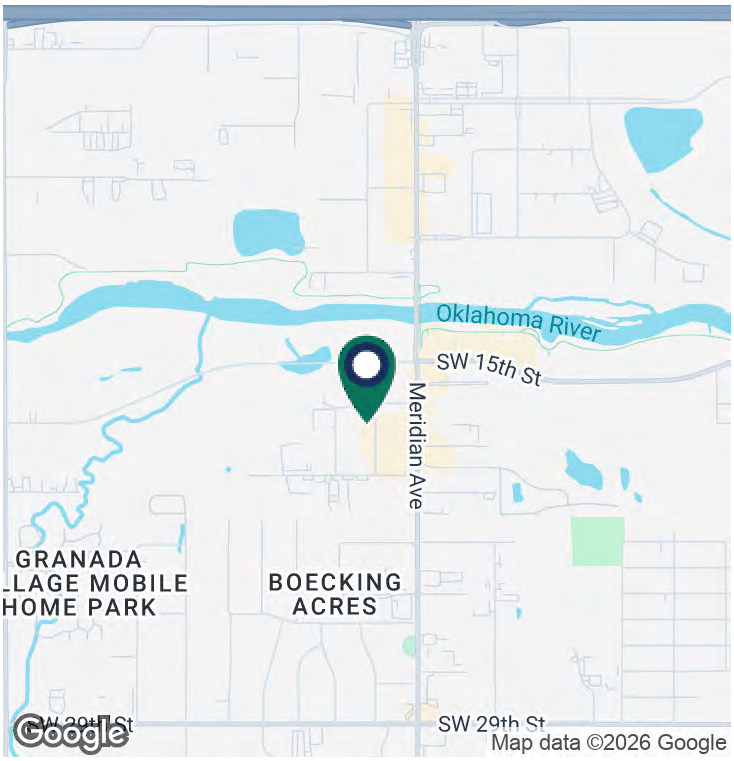
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CHRIS CASTRO
405.317.0627
ccastro@creekpe.com

Property Summary





Property Overview

Introducing a 7,388 SF Office Building in the heart of Oklahoma City Metro area. Constructed in 1977 and meticulously renovated in 1979, offers an ideal space for discerning investors. Zoned I-2, the property boasts 4 dedicated bathrooms, a conference room, and a storage area with convenient access to the rear parking lot. With a sturdy roof exceeding 10 years in age, this property presents a sound investment for those seeking value and potential in the commercial real estate market.

Property Highlights

- Zoned I-2
- 7,388 SF building
- Renovated in 1979
- 4 dedicated bathrooms
- Conference room
- Storage area with rear parking lot access
- Spacious and modern layout
- High visibility and exposure

Offering Summary

Sale Price:	Negotiable
Lease Rate:	$9.74 SF/yr (MG)
Available SF:	7,388 SF
Lot Size:	22,057 SF
Building Size:	7,388 SF
Year Built/ Renovated:	1977/1979
Zoning:	I-2

Additional Highlights

- 16 offices
- 1 reception/ admin office
- 1 server closet
- 1 big kitchen closet
- 1 kitchen break room
- 2 conference rooms
- 4 bathrooms

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Location Description

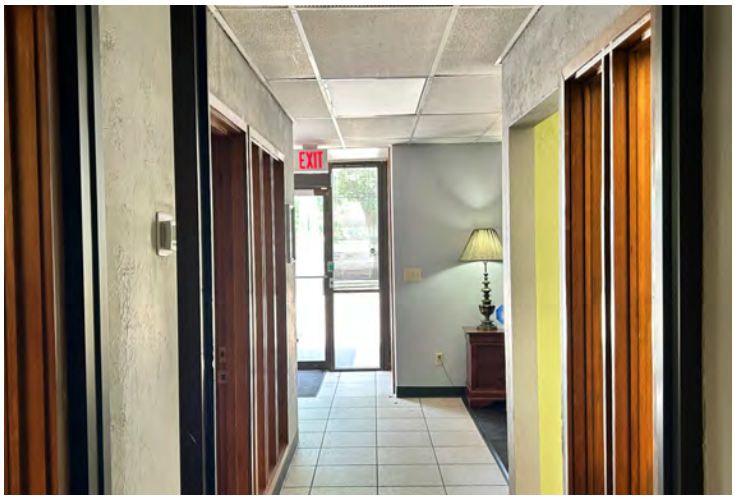
Discover the thriving business opportunities surrounding the Red Plains Surveying Company in the heart of Oklahoma City. This dynamic location offers easy access to nearby points of interest such as Will Rogers World Airport and the bustling downtown district. The area boasts a diverse range of amenities, from leading corporate headquarters and cutting-edge technology firms to charming local eateries and retail destinations. With its strategic position within the Oklahoma City Metro market, investors will find ample potential for growth and prosperity in this vibrant and evolving business hub.

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Complete Highlights





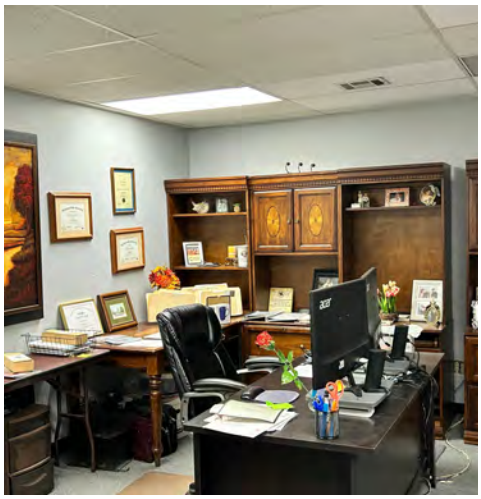


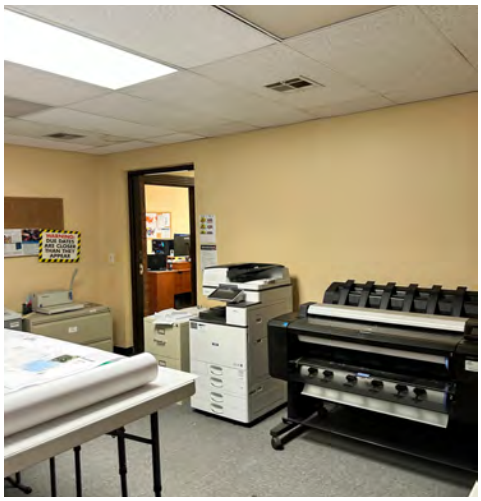
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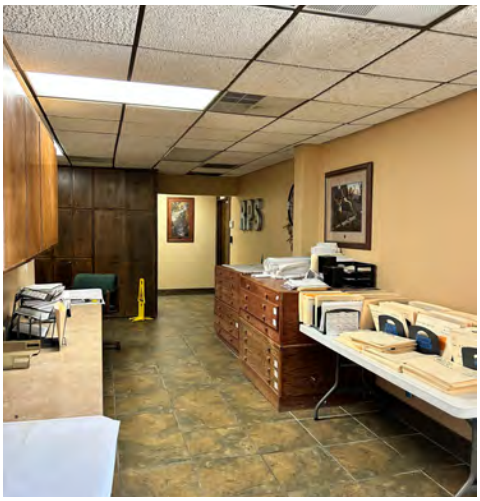
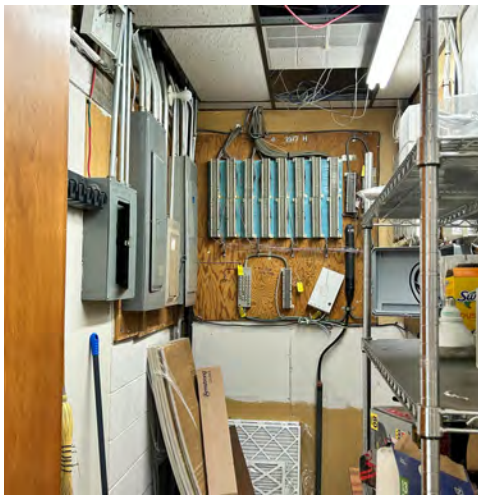
- Zoned I-2
- 7,388 SF building
- Renovated in 1979
- 4 dedicated bathrooms
- Conference room
- Storage area with rear parking lot access
- Spacious and modern layout
- High visibility and exposure
- Ample parking for staff and clients
- Versatile interior for various business types
- Proximity to major amenities and transportation
- Attractive and well-maintained facade
- Opportunity for customized branding and signage

CHRIS CASTRO
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Additional Photos



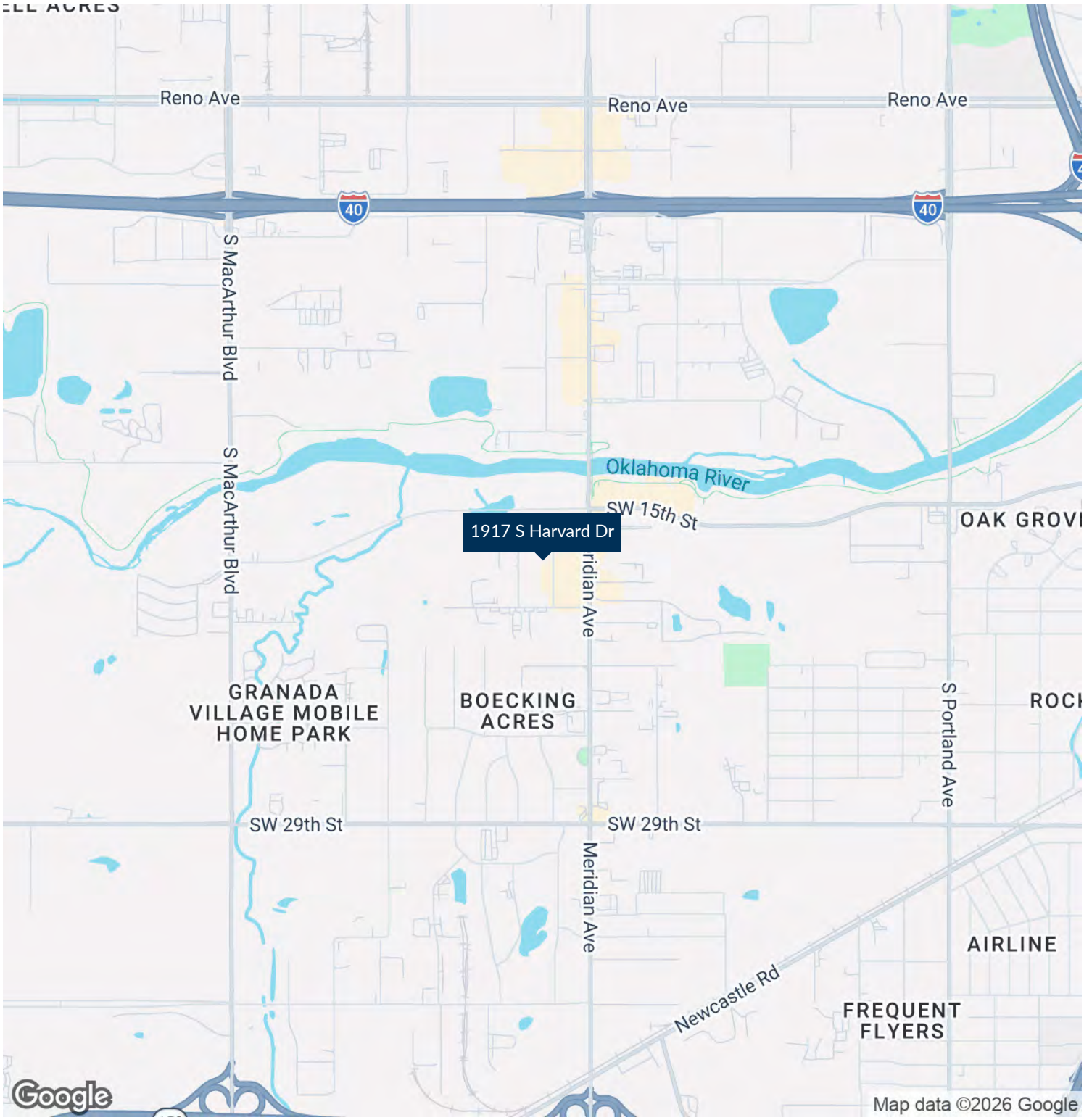





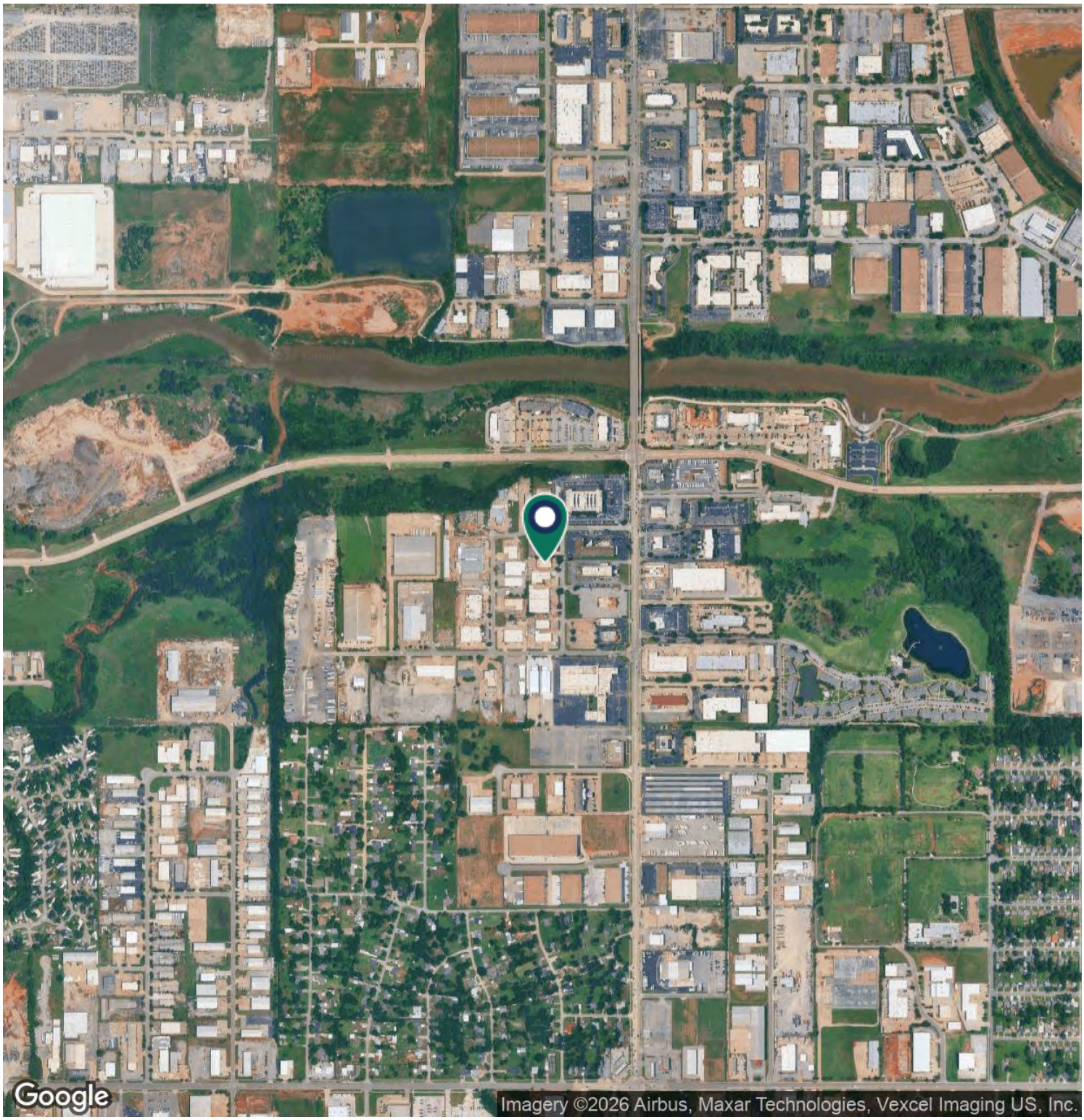
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Regional Map



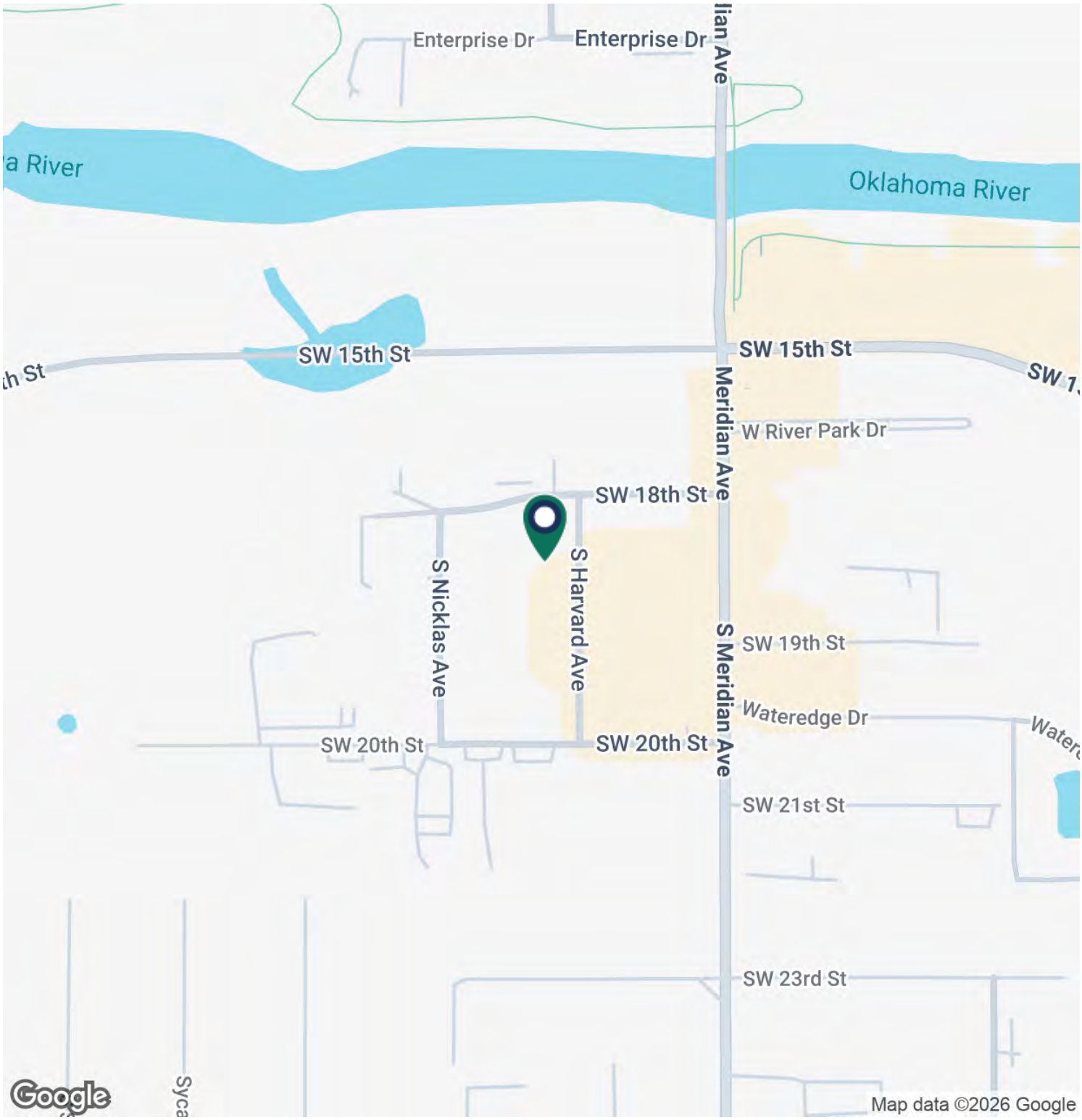
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Aerial Map



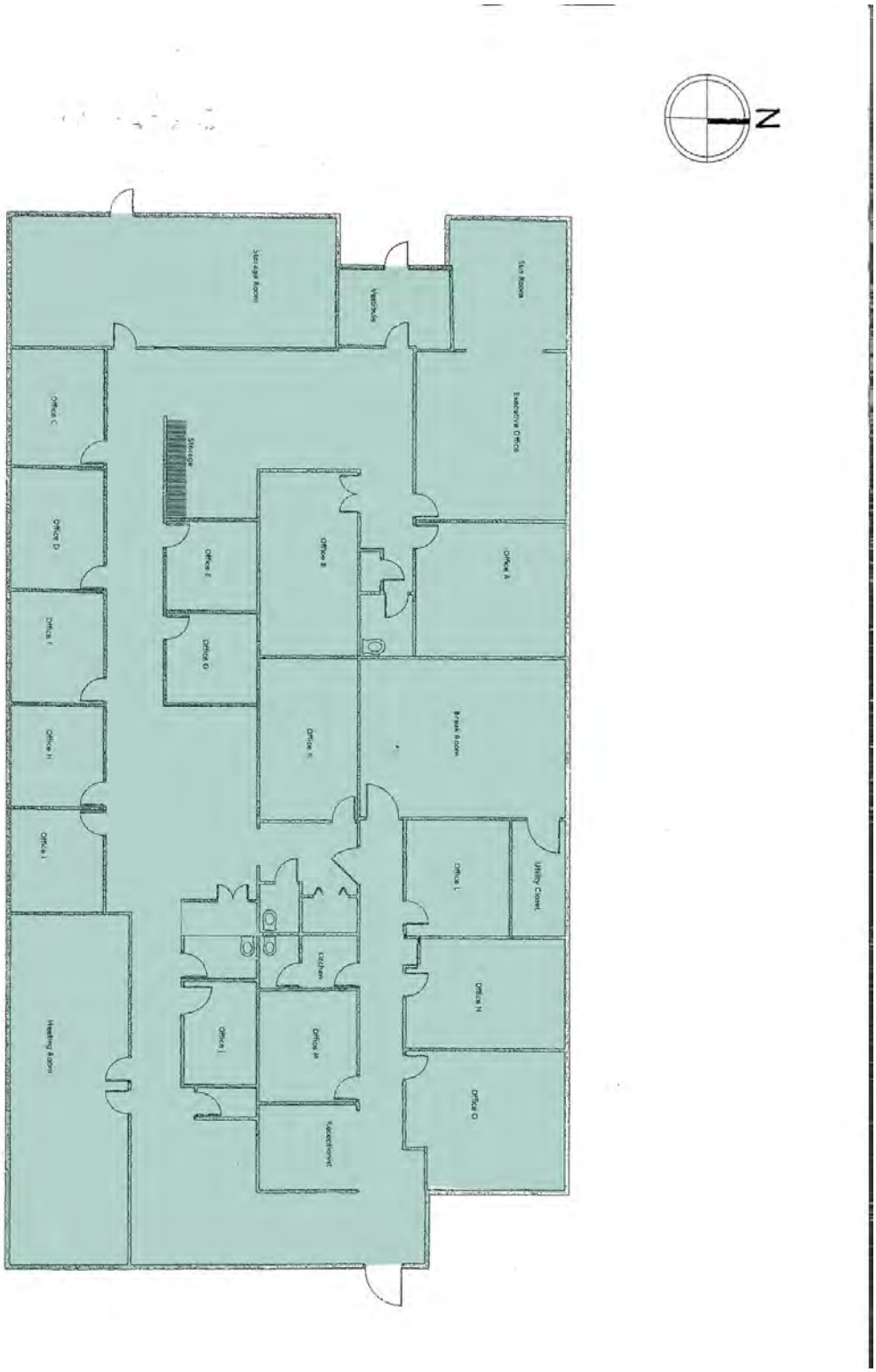
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Location Map



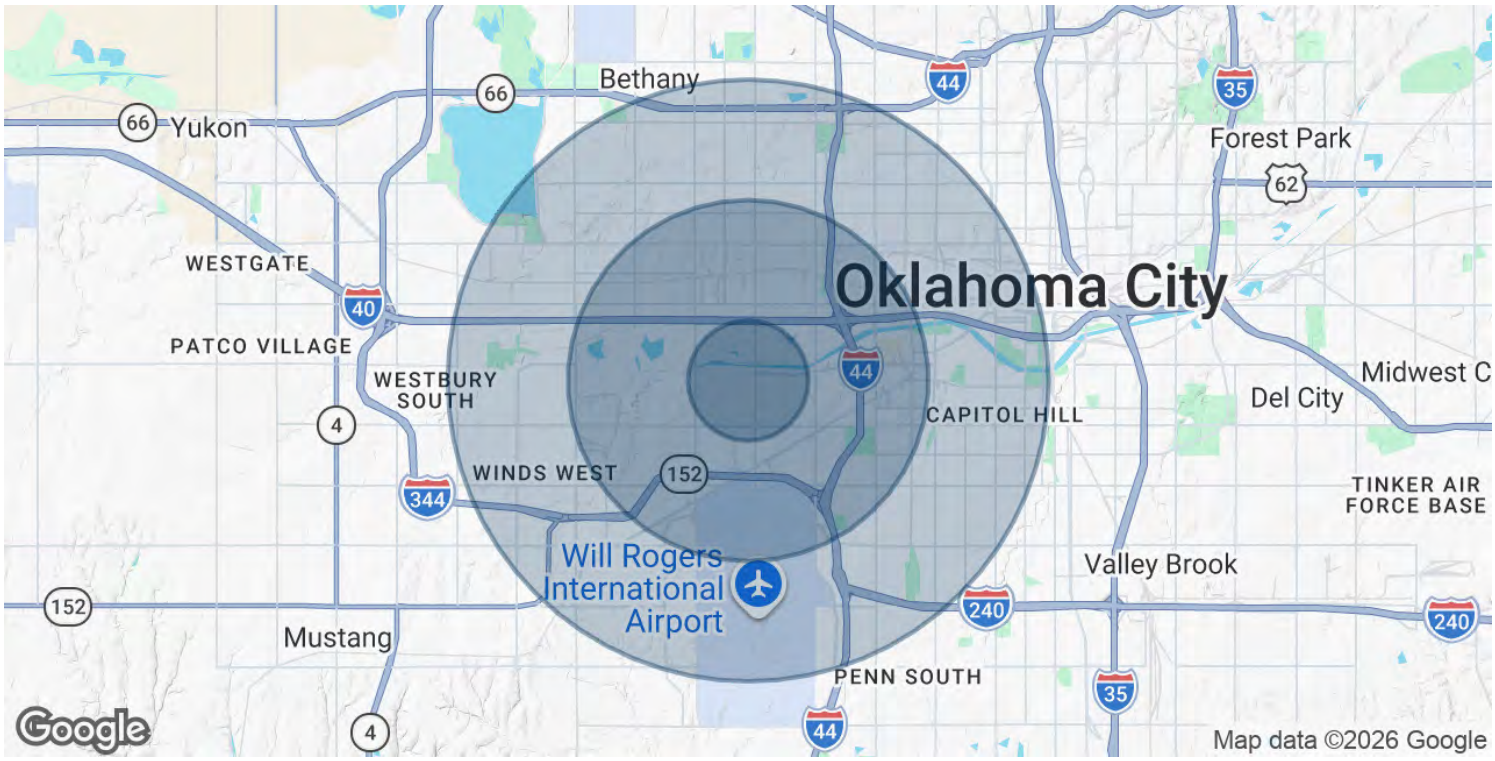
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Site Plan



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	3,006	43,598	189,267
Average Age	32.0	30.6	32.0
Average Age (Male)	29.1	29.3	32.4
Average Age (Female)	37.8	33.8	32.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,323	16,086	71,397
# of Persons per HH	2.3	2.7	2.7
Average HH Income	$79,367	$56,506	$66,028
Average House Value	$86,135	$97,204	$149,027

2023 American Community Survey (ACS) *10192026*

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