



FOR SALE

3333 W HEFNER RD

Oklahoma City, OK 73120



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

JULY 21, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$12,500,000
Building Size:	88,455 SF
Lot Size:	11.47 AC
Price / SF:	\$141.31
Year Built:	1975
Zoning:	PUD-2034

Inquire about leasing opportunities

PROPERTY OVERVIEW

3333 W Hefner Rd offers a rare opportunity to acquire a landmark multi-purpose sports and fitness facility in northwest Oklahoma City. Positioned on the northeast corner of W Hefner Rd and Lake Hefner Parkway, the property benefits from exceptional visibility, strong traffic counts, and immediate access to surrounding retail, residential, and recreational amenities near Lake Hefner.

The facility has a long-standing history as a premier athletic and community destination, formerly operating as Lighthouse Sports & Fitness and now home to TB Fitness Club. The property features expansive training areas, indoor courts, outdoor pool, turf space, golf simulators, recovery amenities, locker rooms, and flexible recreation space suitable for fitness, sports, wellness, training, or redevelopment opportunities.

PROPERTY HIGHLIGHTS

- Hard corner location at W Hefner Rd & Lake Hefner Parkway
- Strong visibility with traffic counts exceeding 100,000 VPD
- Flexible layout suited for sports, fitness, wellness, recreation, or redevelopment
- Established community presence with rich operating history
- Ample on-site parking and convenient access throughout northwest Oklahoma City

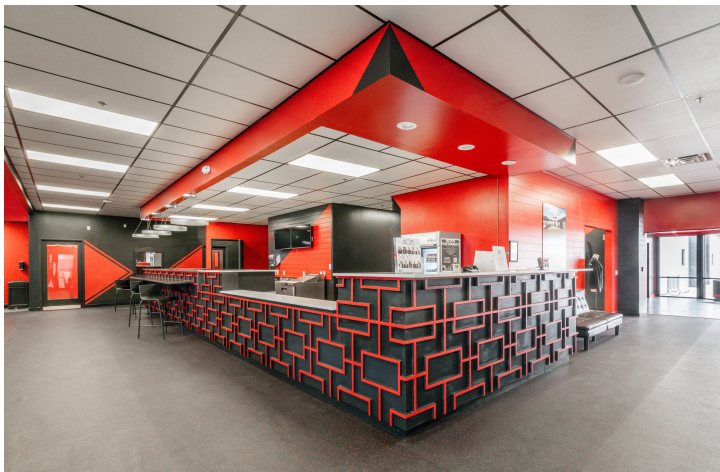
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FITNESS CENTER



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SPORT COURT



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OUTDOOR VOLLEYBALL



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OFFICE



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ADDITIONAL PHOTOS



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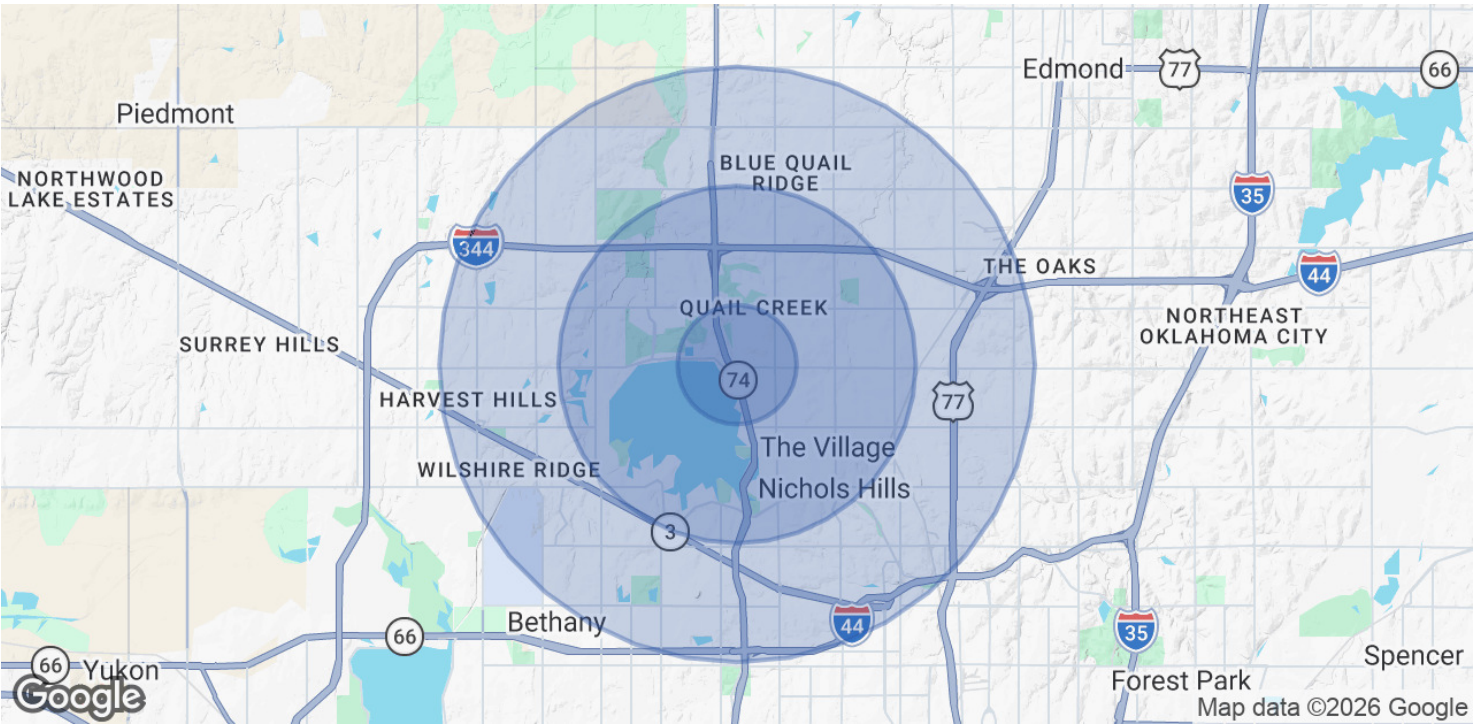
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,063	69,080	200,427
Average Age	41.6	38.8	37.7
Average Age (Male)	41.5	37.7	36.5
Average Age (Female)	43.3	40.4	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,935	34,192	89,646
# of Persons per HH	2.1	2.0	2.2
Average HH Income	\$125,130	\$100,082	\$99,848
Average House Value	\$321,331	\$308,696	\$299,012

2023 American Community Survey (ACS)

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