



Rankin YMCA

1220 RANKIN STREET, EDMOND, OK 73034



SECTION 1

PROPERTY INFORMATION



Paul Ravencraft
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405.834.7474

George Williams, CCIM
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405.843.7474



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Rankin YMCA

1220 Rankin Street, Edmond, OK 73034

For Sale



Property Description

The property is a 37,339 square foot facility with many athletic and community service amenities. The property is located in the center of Edmond between several Edmond Public School facilities. The buildings consist of a gymnasium for basketball and volleyball along with other uses, a renovated lap pool, cardio studio and weight rooms, adult and youth locker rooms along with child development rooms.

Property Highlights

- Gymnasium
- Renovated Pool
- Wellness Center
- Adult and youth locker rooms

Offering Summary

Sale Price:	\$2,600,000
Lot Size:	4.21 Acres
Building Size:	37,339 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,593	25,701	44,290
Total Population	8,853	66,780	116,654
Average HH Income	\$64,317	\$72,502	\$89,044

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Location Description

The property is located north of East 15th Street on Rankin Street in Edmond, OK. The facility located south of Edmond Public Schools Technology Center, tennis courts, track and field and baseball stadium. Located to the south is Brentwood Park Professional Center.

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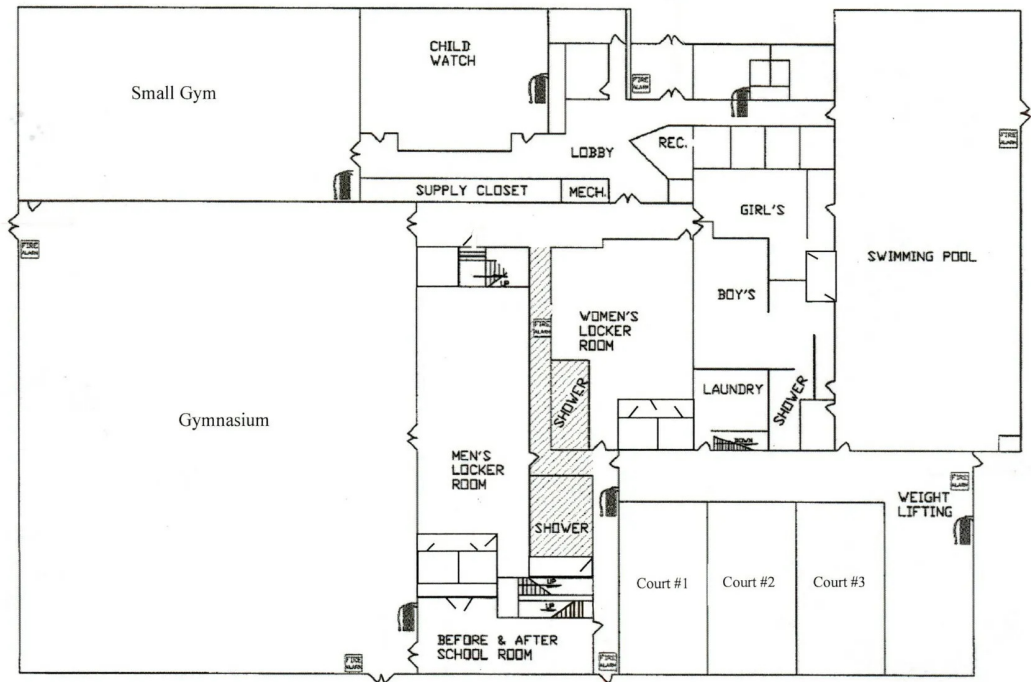
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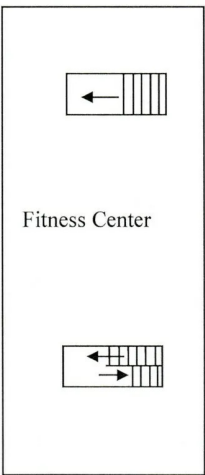
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Floor Plan

First Floor



Second Floor



30

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SECTION 2

LOCATION INFORMATION



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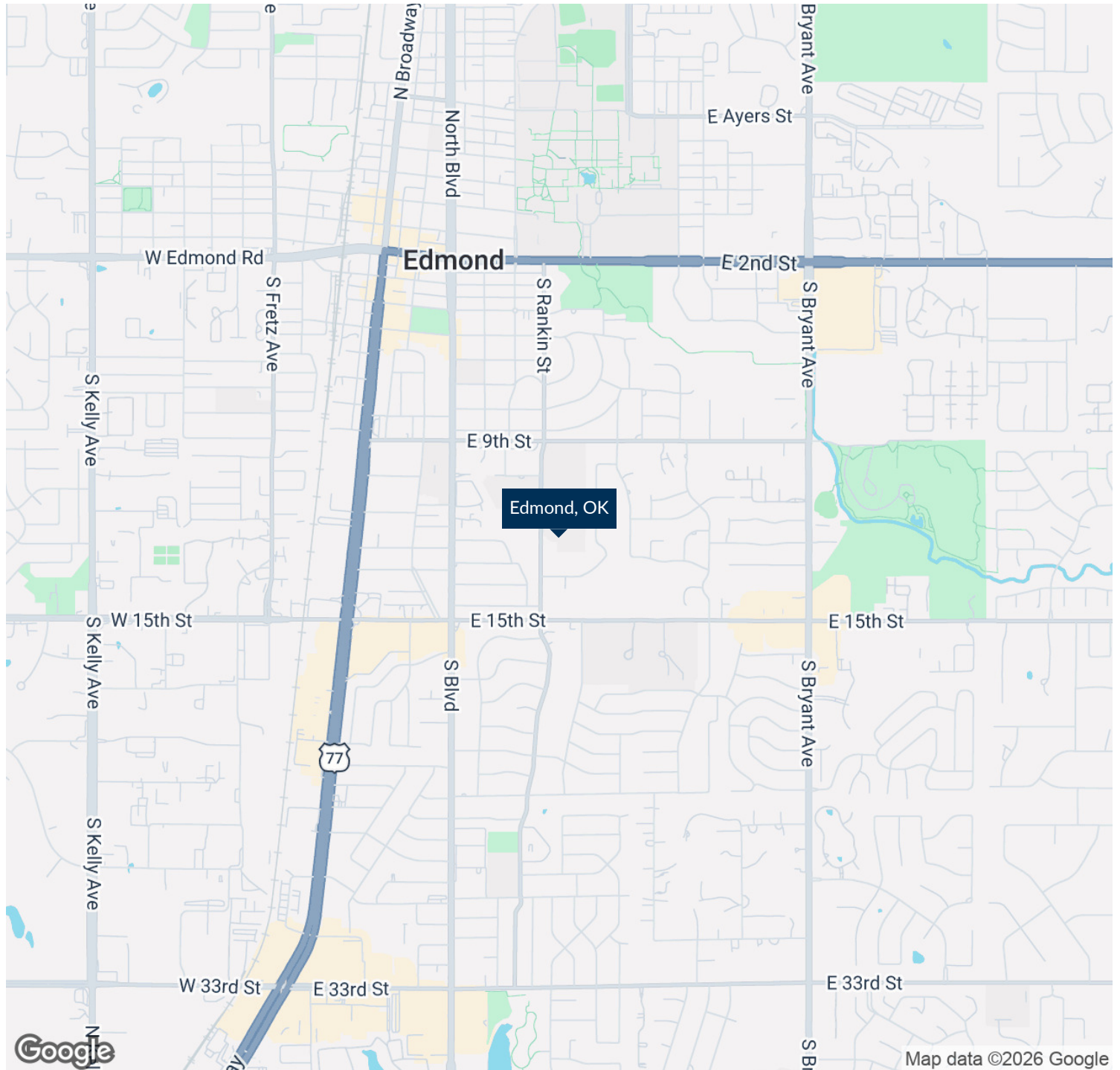


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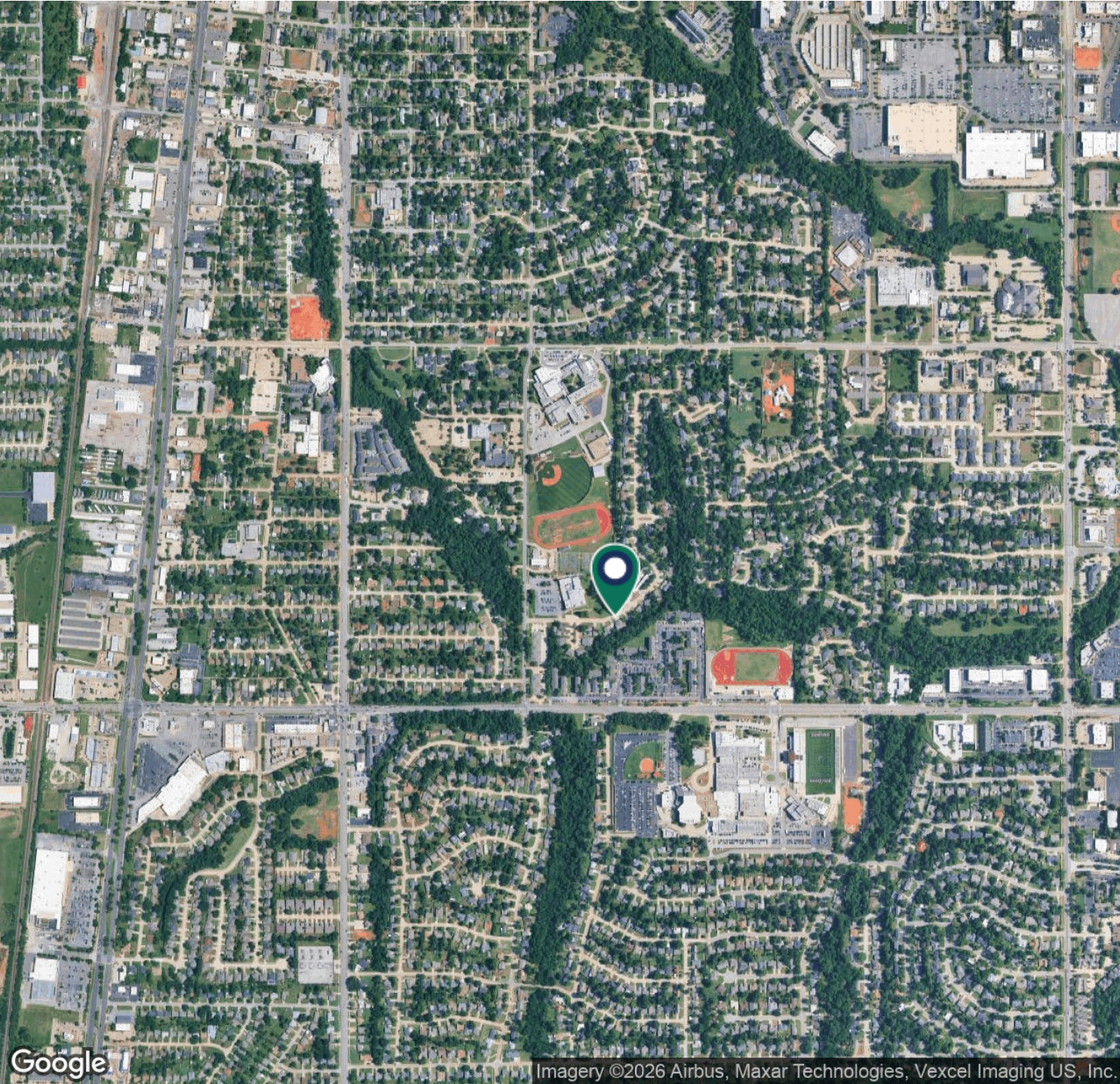
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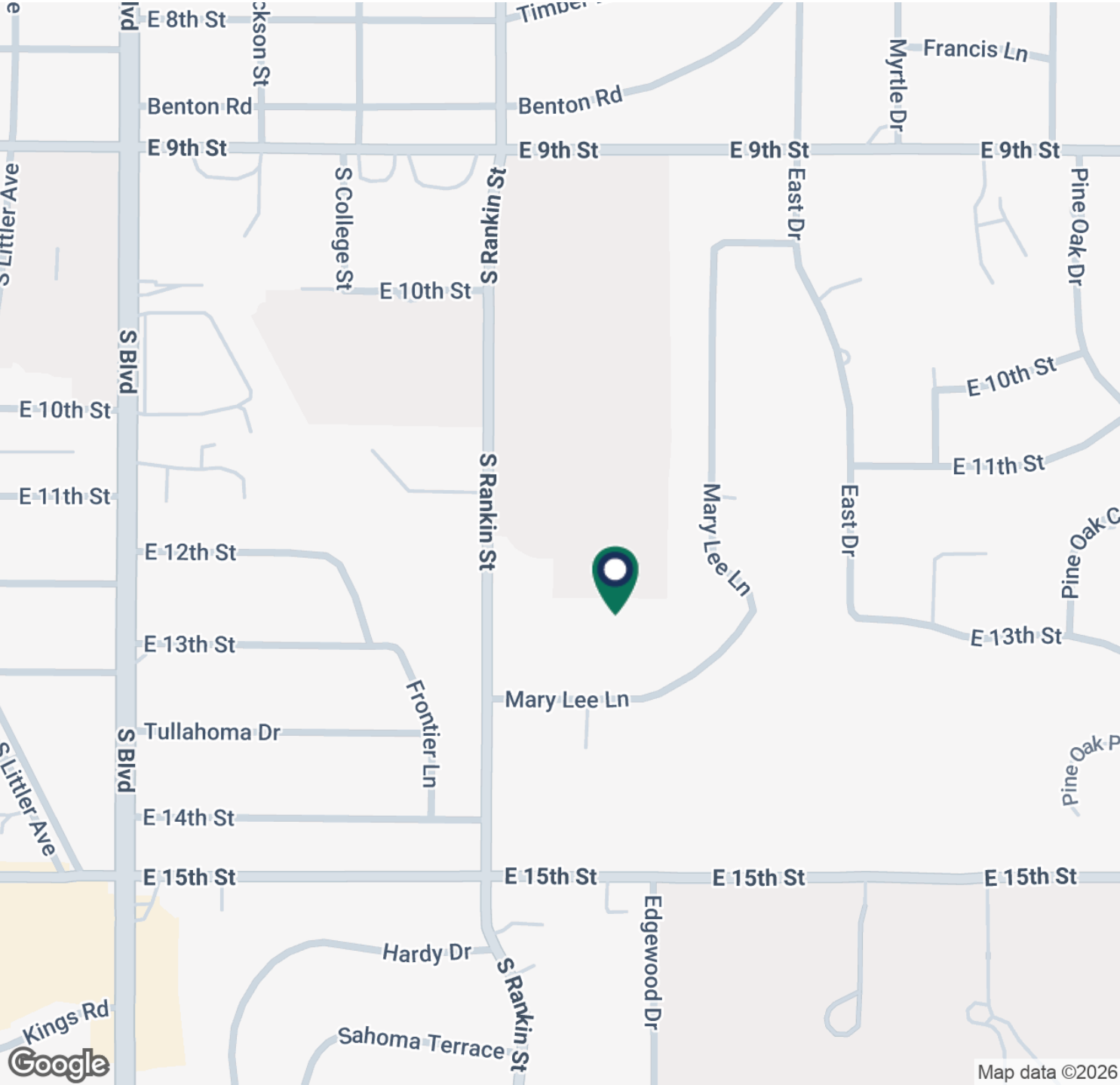
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SECTION 3

DEMOGRAPHICS



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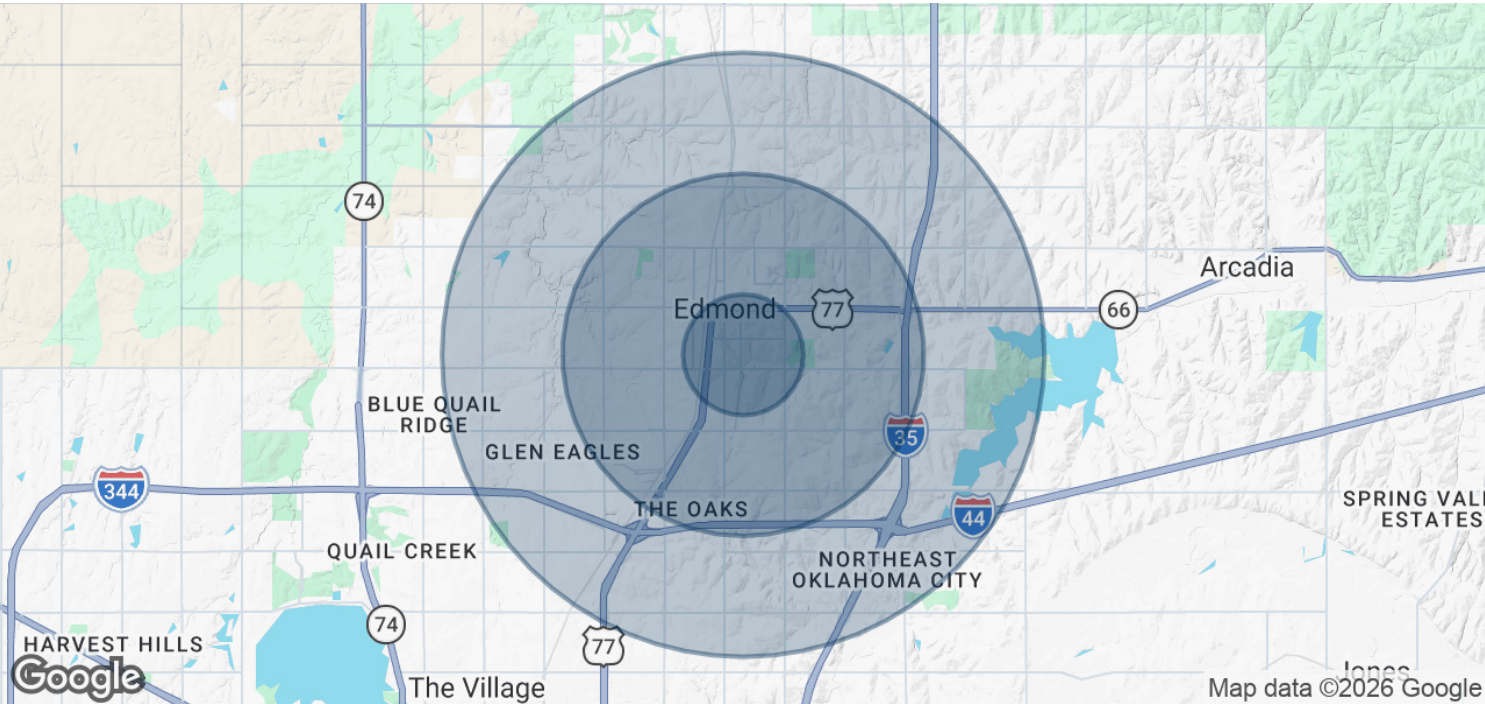


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Population	1 Mile	3 Miles	5 Miles
Total Population	8,853	66,780	116,654
Average Age	33.2	31.6	33.8
Average Age (Male)	30.1	29.5	32.4
Average Age (Female)	36.0	33.7	35.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,593	25,701	44,290
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$64,317	\$72,502	\$89,044
Average House Value	\$129,477	\$177,007	\$229,770

2020 American Community Survey (ACS)

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SECTION 4

ADVISOR BIOS



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Paul Ravencraft

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Professional Background

Paul Ravencraft is a partner of the Retail Investment Team for Price Edwards and Company. Ravencraft entered the real estate business in 1985. Since joining Price Edwards & Company in 1993, Ravencraft has been involved in over 6,485,000 square feet of investment sales; this represents well over \$ 392,000,000 in real estate volume. Many of the largest real estate transactions in Oklahoma City have been brokered with Mr. Ravencraft. With over 32 years in the Oklahoma City marketplace, Paul has been able to create an extensive database of real estate investors. Mr. Ravencraft has extensive market knowledge specializing in retail investments.

The PEC Retail Investment team is your full-service brokerage team for Retail Investment properties, Retail single-tenant buildings, Shopping Center sales, development projects and Retail Leasing.

Paul is a member of the International Council of Shopping Centers, TCN Worldwide, and Chainlinks Retail advisors. TCN offers 58 offices nationwide, giving local and regional brokers access to 200+ markets, and networking ability that rivals that of any of the national firms. Chainlinks is offered in 60+ markets, as well as networking for over 600 local firms across North America.

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Professional Background

George Williams, CCIM is a partner within the Retail Investment Team for Price Edwards & Company. As part of the retail investment team, George is responsible for marketing, sales and leasing retail properties within the Price Edwards portfolio. He represents numerous landlords and developers within Oklahoma and has also worked with many local and national tenants. George possesses strong, decisive, and collaborative leadership skills, with a proven sales ability to assess client needs; establish rapport, build trust, and close deals.

Leasing and sales is a business of relationships. George is able to assist clients by leveraging his extensive network of retailers, developers, landlords, and brokers. George has demonstrated success across all property types, including neighborhood, community and power centers, single-entity, mixed-use, lifestyle and urban properties, as well as development and redevelopment projects. George believes that the best mix of dynamic anchor tenants, complementary retailers, and service providers plus the careful selection of outparcel users create synergy, define the personality of each property, and provide the opportunity to realize maximum achievable rents, mutual goals and profitability.

George holds the Certified Commercial Investment Member designation (CCIM) and is a member of the International Council of Shopping Centers, the Commercial Real Estate Council, and the Chainlink Advisors Young Brokers Council.

George is a graduate of Baylor University.

Education

Baylor University

Memberships

CCIM

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