

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Plaza Rows is a newly constructed fourplex located just minutes from Oklahoma City's popular Plaza District. Built from the ground up, each of the four townhomes offers 3 bedrooms, 2.5 bathrooms, private garages, and modern, high-end finishes throughout—including quartz countertops, luxury vinyl plank flooring, and sleek fixtures. All units are fully leased, providing immediate income with minimal maintenance. Surrounded by new development and centrally located near the Plaza District, Midtown and Uptown. This turnkey asset is an ideal opportunity for long-term investors seeking quality construction and reliable cash flow.

PROPERTY HIGHLIGHTS

- Four new-construction townhomes – each 3 Bed / 2.5 Bath with private garages
- High-end finishes throughout – quartz countertops, premium flooring, and modern fixtures
- Fully leased with strong, stable rental income from quality tenants
- Individually metered and low-maintenance for easy ownership
- Prime location blocks from OKC's thriving Plaza District

OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,275,000 |
| Number of Units: | 4           |
| Lot Size:        | 8,715 SF    |
| Building Size:   | 7,411 SF    |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 5,633    | 37,254   | 84,152   |
| Total Population  | 13,822   | 84,640   | 205,410  |
| Average HH Income | \$76,827 | \$71,970 | \$66,049 |

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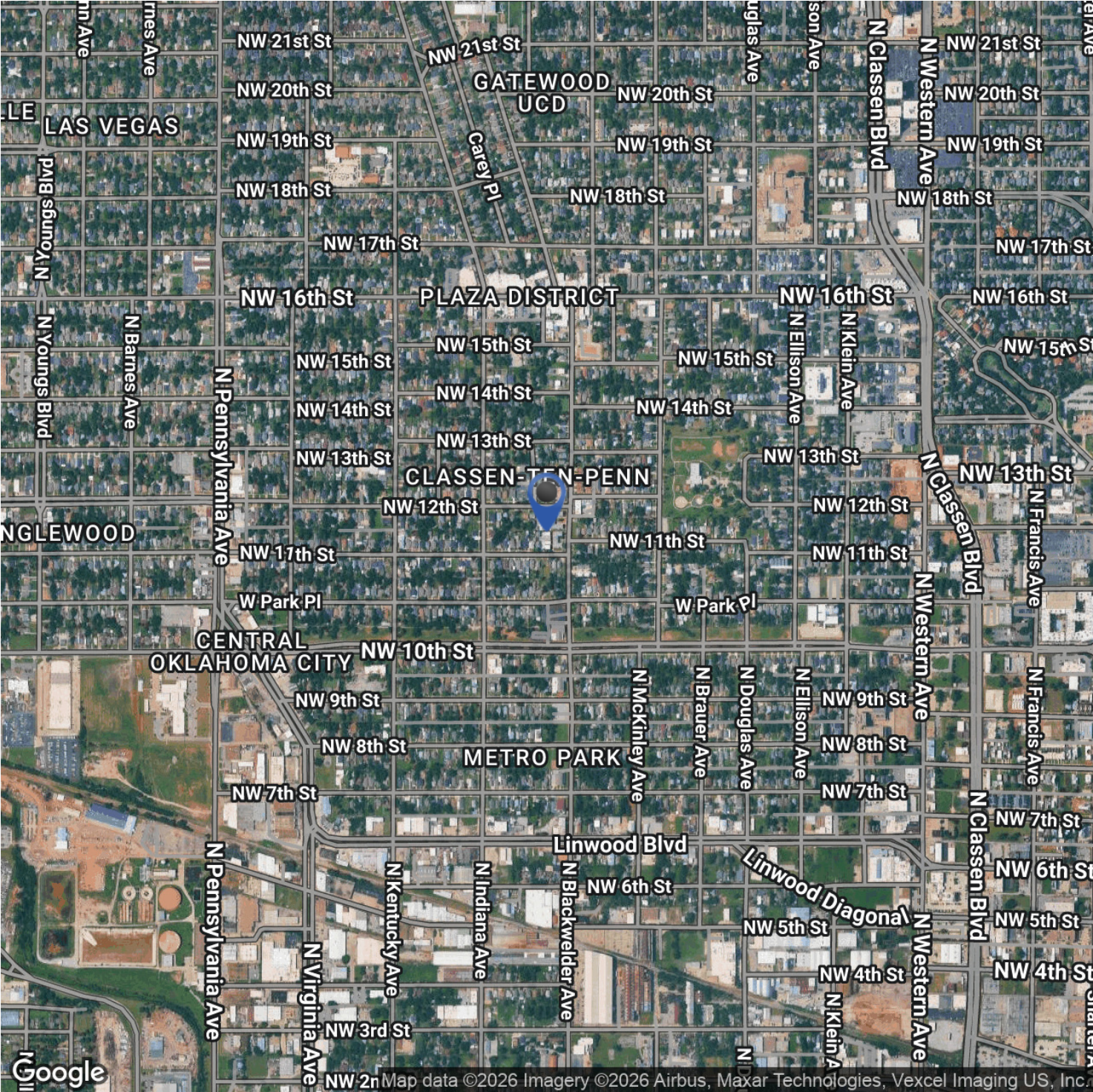
1705 NW 11TH ST  
1705 NW 11TH ST | OKLAHOMA CITY, OK 73106

## ADDITIONAL PHOTOS



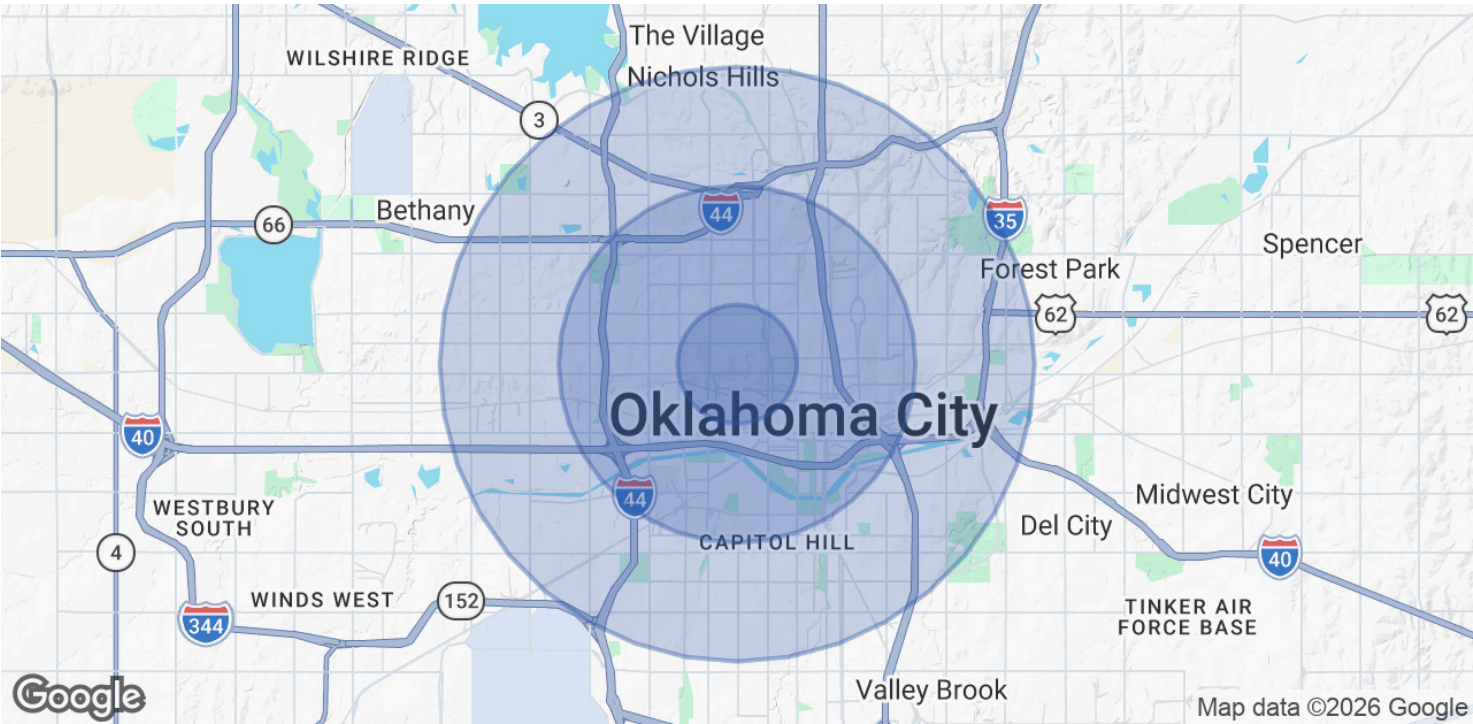
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 13,822 | 84,640  | 205,410 |
| Average Age          | 36     | 37      | 37      |
| Average Age (Male)   | 36     | 37      | 36      |
| Average Age (Female) | 36     | 37      | 38      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,633     | 37,254    | 84,152    |
| # of Persons per HH | 2.5       | 2.3       | 2.4       |
| Average HH Income   | \$76,827  | \$71,970  | \$66,049  |
| Average House Value | \$285,967 | \$254,589 | \$214,793 |

2020 American Community Survey (ACS)

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