

Industrial Land for Sale

3801 S. BRYANT, OKLAHOMA CITY, OK 73115



OFFERING SUMMARY

Sale Price: \$475,000

Price / SF: \$1.46

Lot Size: 8.09 Acres

LOCATION OVERVIEW

This property is located just north of SW 44th and Bryant, with easy access to I-35 and I-40

PROPERTY OVERVIEW

8.09 Acres

Mostly Graveled

Zoned I-2

This property is priced to sell at under \$1.50 PSF.

For more information please contact:

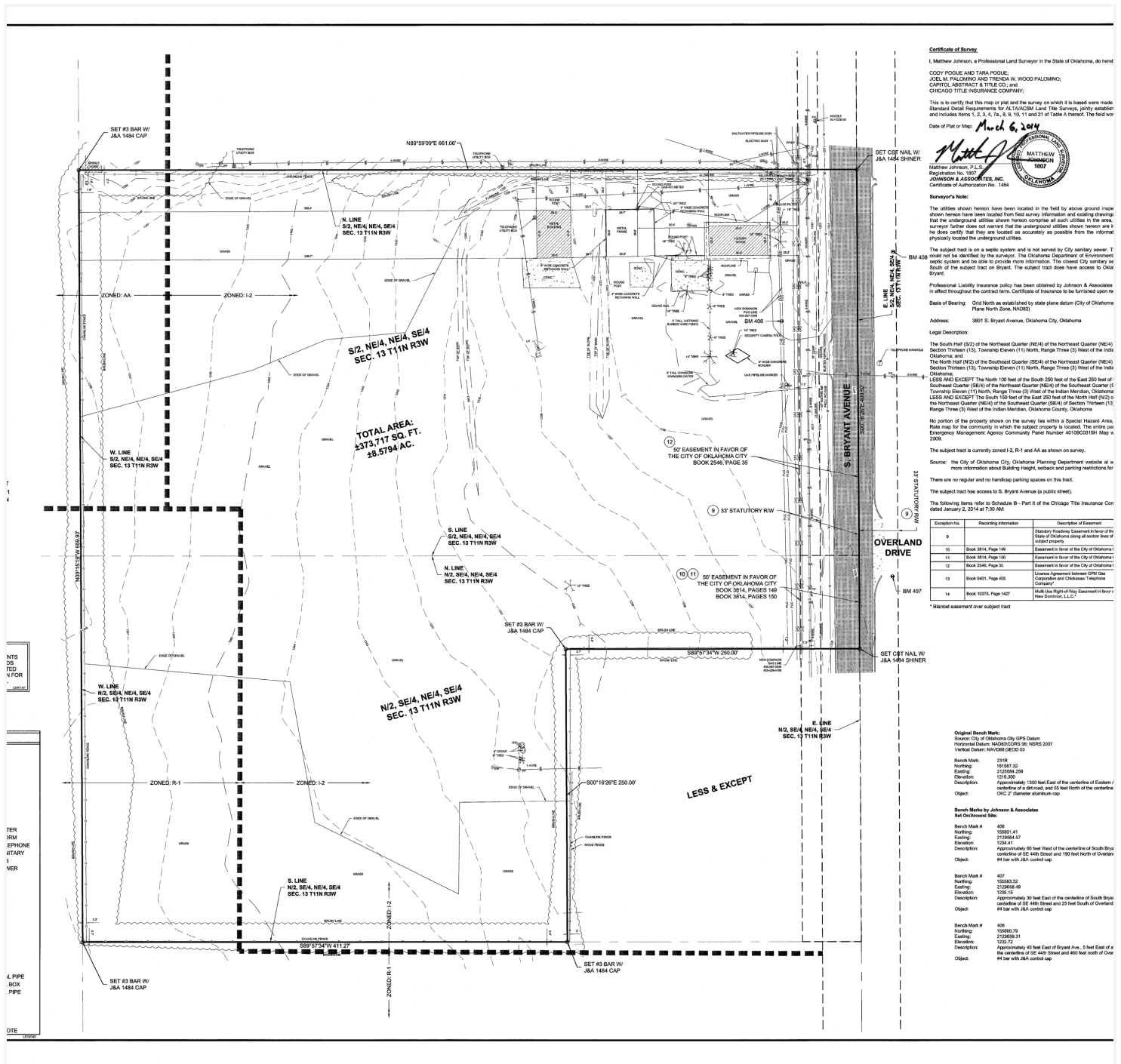
DANNY RIVERA

drivera@pricedwards.com
405.408.5449

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SURVEY



Certificate of Survey
I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the above described land and the survey thereon were made in accordance with the Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and published by the American Land Title Association and the Oklahoma State Board of Land Surveyors, and that the same are correct and true to the best of my knowledge and belief.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and published by the American Land Title Association and the Oklahoma State Board of Land Surveyors, and that the same are correct and true to the best of my knowledge and belief.

Date of Plat or Map: **March 6, 2014**
Matthew Johnson
Matthew Johnson, P.L.S.
Registration No. 1907
JOHNSON & ASSOCIATES, INC.
Certificate of Authorization No. 1484

Surveyor's Note:
The utilities shown herein have been located in the field by above ground maps shown herein have been located from field survey information and existing drawings that the underground utilities shown herein complete all such utilities in the area. Surveyor further does not warrant that the underground utilities shown herein are in fact as shown on the map or plat and are located as accurately as possible from the information physically located the underground utilities.

The subject tract is on a public system and is not served by City sanitary sewer. It could not be identified by the surveyor. The Oklahoma Department of Environment and Protection and the City of Oklahoma City are to be contacted for more information. The subject City sanitary sewer is located to the south of the subject tract on Bryant.

Professional Liability Insurance policy has been obtained by Johnson & Associates in effect throughout the contract term. Certificate of Insurance to be furnished upon request.
Basis of Bearing: Grid North as established by state plane datum (City of Oklahoma Plane North Zone, NAD83)
Address: 3801 S. Bryant Avenue, Oklahoma City, Oklahoma

Legal Description:
The South Half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) Section Thirteen (13), Township Eleven (11) North, Range Three (3) West of the Indian Meridian (N/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) Section Thirteen (13), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.
LESS AND EXCEPT The North 100 feet of the South 250 feet of the East 250 feet of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) Section Thirteen (13), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.
LESS AND EXCEPT The South 150 feet of the East 250 feet of the North Half (N/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) Section Thirteen (13), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

No portion of the property shown on the survey lies within a Special Hazard Area. Plans may be for the community in which the subject property is located. The entire post-Emergency Management Agency Community Panel Number 40100030181 Map 4-2006.

The subject tract is currently zoned I-2, R-1 and AA as shown on survey.
Source: The City of Oklahoma City, Oklahoma Planning Department website at a more information about Building Height, setback and parking restrictions for the tract.
There are no regular and no handicap parking spaces on this tract.

The subject tract has access to S. Bryant Avenue (a public street).

The following table refers to Schedule B - Part II of the Chicago Title Insurance Contract dated January 2, 2014 at 7:30 AM.

Exemption No.	Recording Information	Description of Exemption
9	Book 3814, Page 143	Statutory Exemption in favor of the State of Oklahoma (less of portion of subject property)
10	Book 3814, Page 150	Exemption in favor of the City of Oklahoma
11	Book 244, Page 30	Exemption in favor of the City of Oklahoma
12	Book 441, Page 405	Lower agreement between City of Oklahoma and Chickasaw Telephone Company
13	Book 10376, Page 1407	Mark Use Right of Way Easement in favor of Hens Dominion, L.L.C.

* Statutory exemption over subject tract

Original Bench Mark:
Source: City of Oklahoma City GPS Datum
Horizontal Datum: NAD83/CGRS 86; NAD83 2007
Vertical Datum: NAVD83/CECS 03

Bench Mark # 2318
Northings: 161882.22
Easting: 212594.239
Elevation: 1215.305
Description: Approximately 1300 feet East of the centerline of Eastern 7/8 centerline of 6th Street, and 55 feet North of the centerline of C/O 2' diameter aluminum cap
Object:

Bench Mark # 406
Northings: 105851.41
Easting: 212594.37
Elevation: 1234.41
Description: Approximately 65 feet West of the centerline of South Bryant centerline of SE 44th Street and 190 feet North of Overland 84 feet with J&A control cap
Object:

Bench Mark # 407
Northings: 105853.52
Easting: 212594.49
Elevation: 1235.15
Description: Approximately 30 feet East of the centerline of South Bryant centerline of SE 44th Street and 23 feet South of Overland 84 feet with J&A control cap
Object:

Bench Mark # 408
Northings: 105860.73
Easting: 212594.61
Elevation: 1232.72
Description: Approximately 45 feet East of Bryant Ave., 5 feet East of a 6" centerline of SE 44th Street and 492 feet North of Overland 84 feet with J&A control cap
Object:

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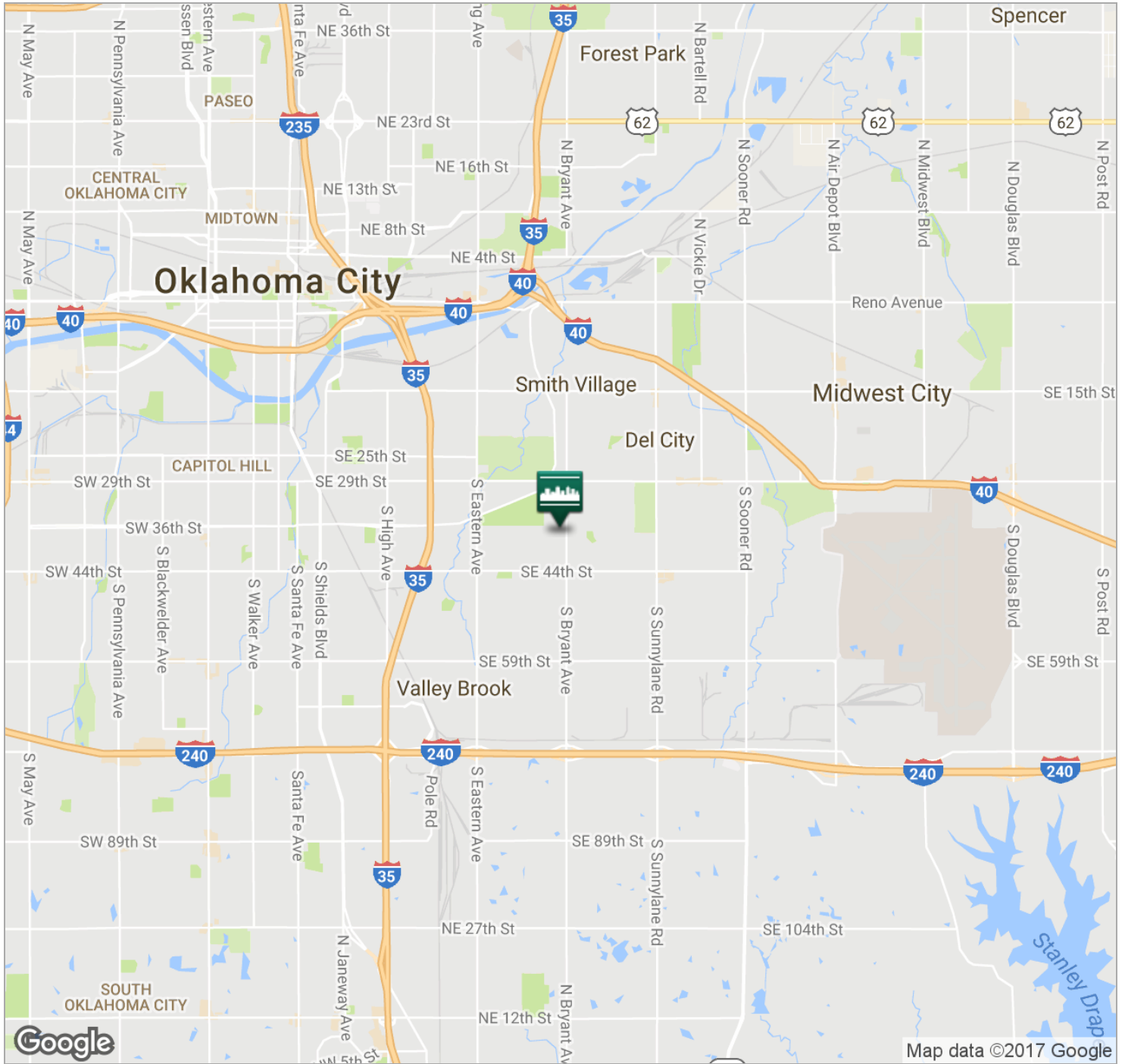
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LOCATION MAPS



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