

5909 AERO DRIVE

TUTTLE, OK 73089



LOCATION DESCRIPTION

Located off Highway 37 one mile east of Mustang Road in Tuttle, Oklahoma.

- 6 miles west of I-44
- 6 miles east of downtown Tuttle
- 1 miles east of H.E. Bailey Turnpike / Norman Spur
- Located near State Highway 37 and State Highway 4

PROPERTY HIGHLIGHTS

- One 12,000 SF building
- One 500 SF building
- 6,000 SF pad available for additional construction
- Four 7.5 ton AC units
- Sixteen 5-ton heat pumps
- City water, septic system
- Water wells available
- Three phase power; 2,000 amps depending on configuration
- Possible owner financing

OFFERING SUMMARY

Sale Price:	\$899,000
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Lease Rate:	Negotiable
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Available SF:	(1) 12,000 SF building
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	(1) 500 SF building
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	6,000 SF pad available for additional construction
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Year Built/Remodeled:	1981/2020
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Zoned:	C-5 General Equipment District
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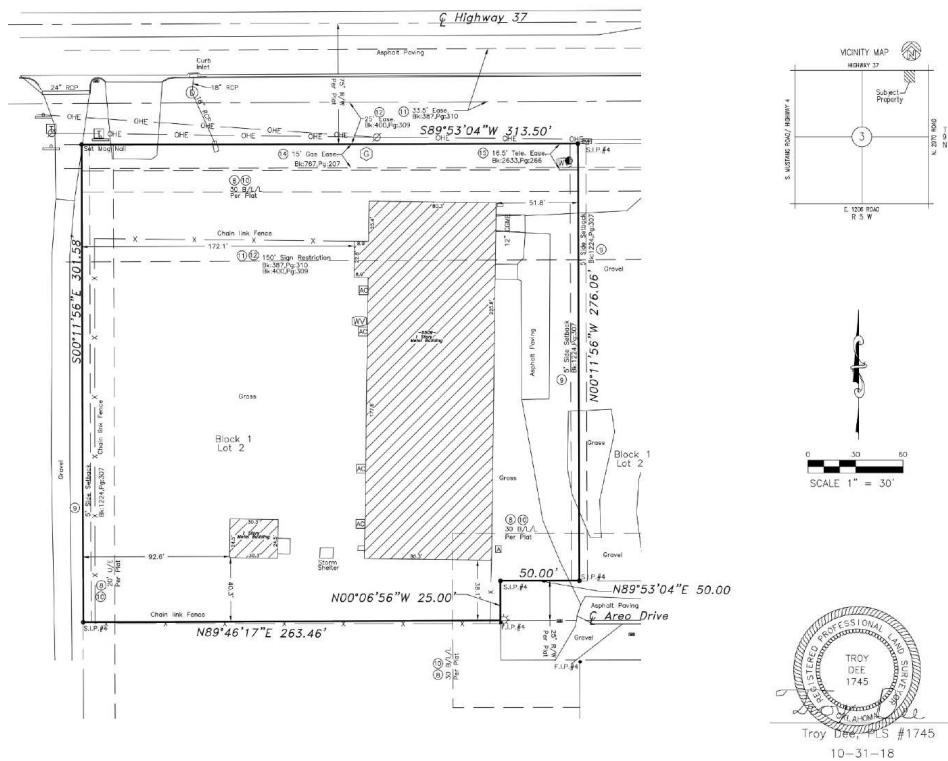
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,223	8,820	18,772
Average Age	44	42	41
Average Age (Male)	43	42	40
Average Age (Female)	45	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	451	3,163	6,588
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$122,514	\$131,567	\$127,589
Average House Value	\$321,211	\$328,569	\$316,634

Demographics data derived from AlphaMap

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