

OFFERING SUMMARY

Sale Price:	\$1,575,000
Building Size:	3,215 SF
Lot Size:	0.643 Acres
Price / SF:	\$489.89
Cap Rate:	3.06%
NOI:	\$48,225
Year Built:	2010
Zoning:	Commercial
Market:	Western Oklahoma
Submarket:	Elk City

PROPERTY OVERVIEW

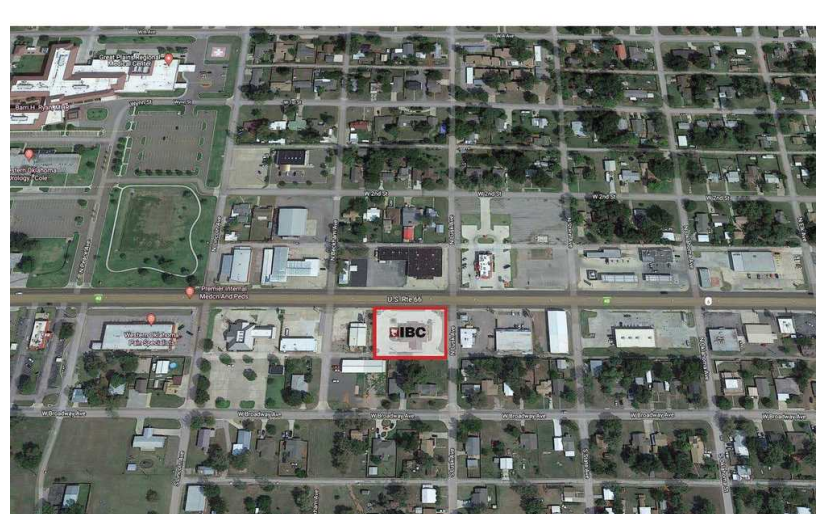
The property is a bank facility located on Hwy 66 in Elk City OK, The building was built in 2010 and is in excellent condition.

PROPERTY HIGHLIGHTS

- Great Retail Location
- Multi Use Facility
- Drive Thru
- Bank Vault

PAUL RAVENCRAFT
405.239.1220
pravencraft@pricedwards.com
pricedwards.com

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

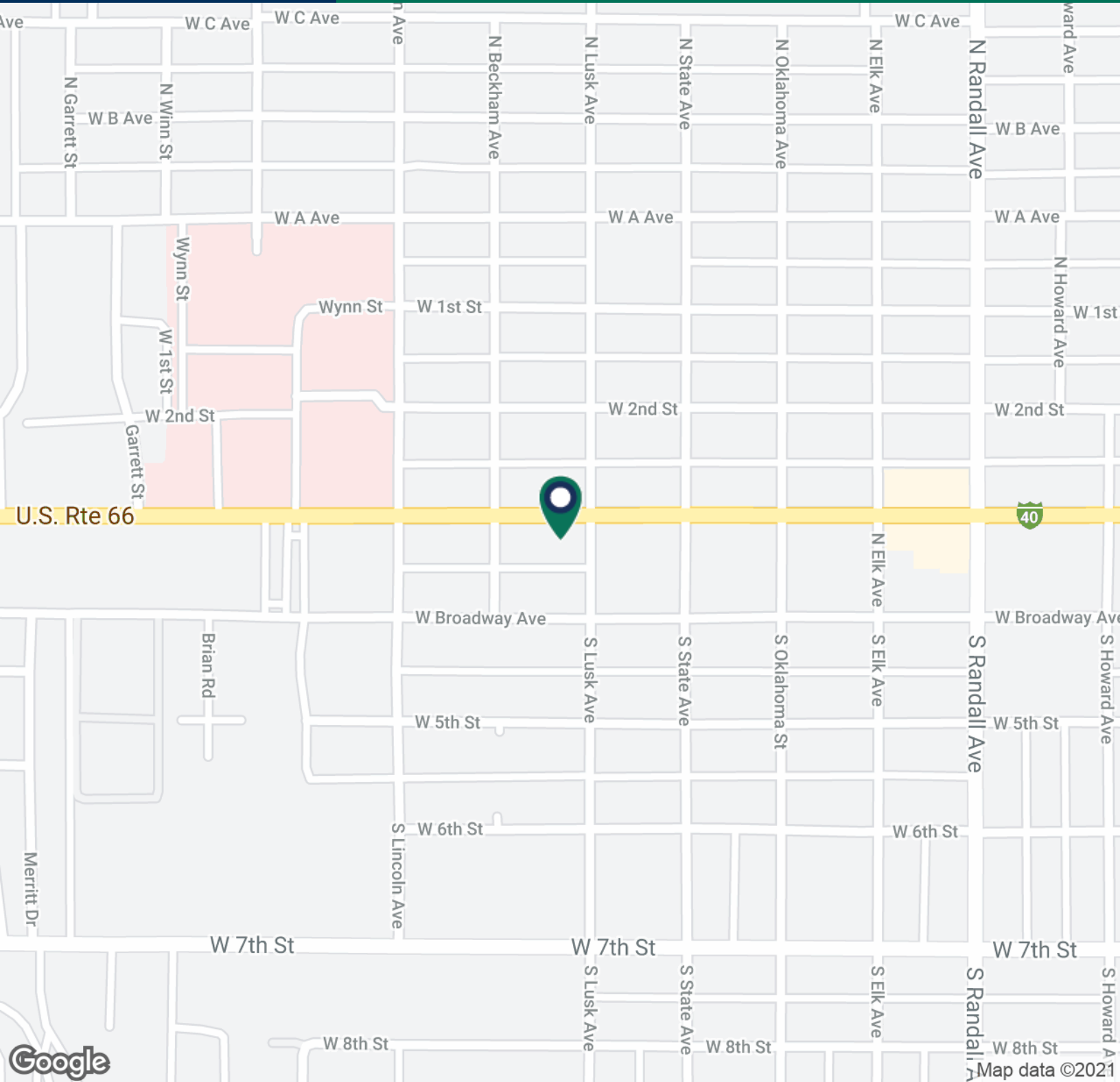


PAUL RAVENCRAFT
405.239.1220
pravencraft@pricedwards.com
pricedwards.com

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com

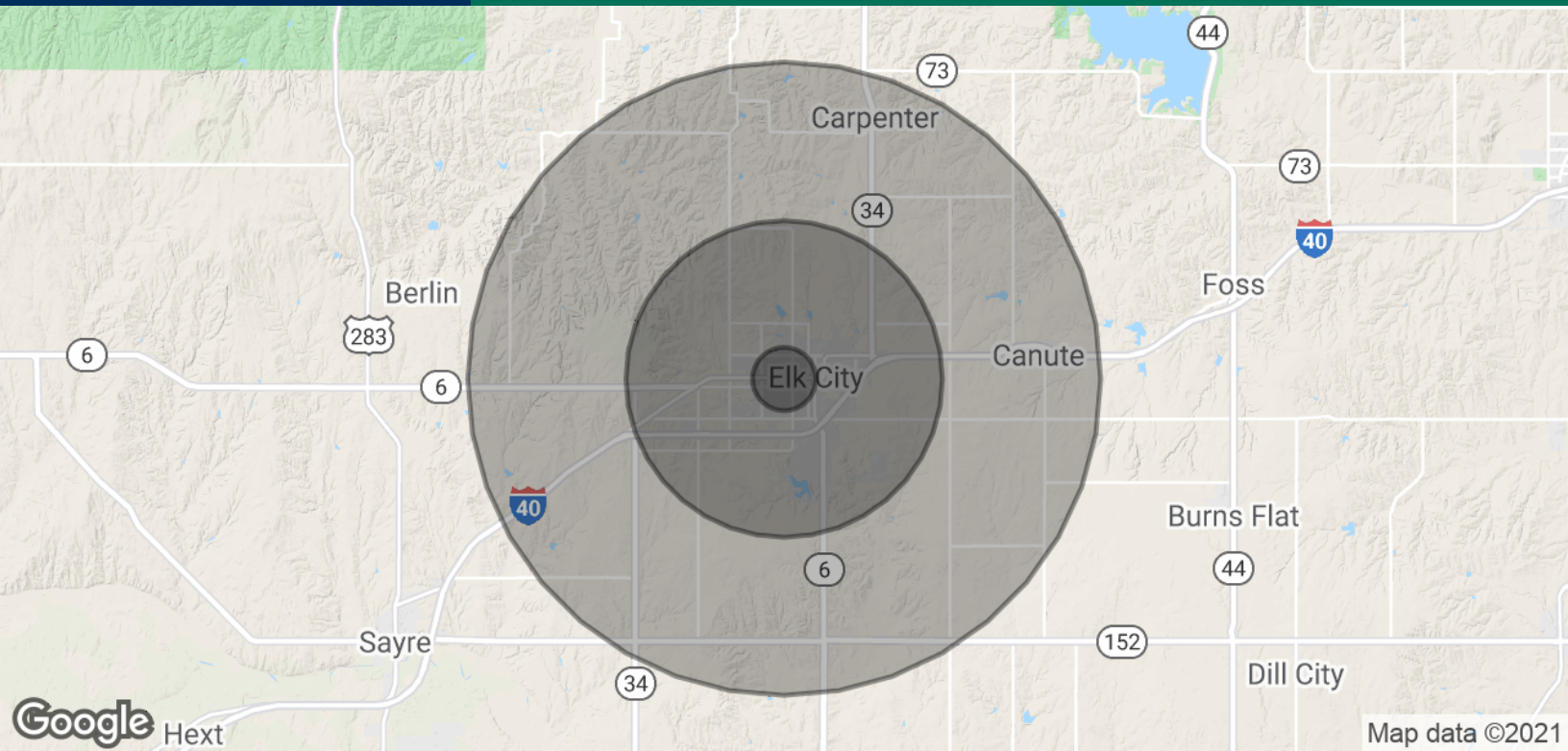
IBC Elk City

1504 W 3rd , Elk City, OK 73644



PAUL RAVENCRAFT
405.239.1220
pravencraft@pricedwards.com
pricedwards.com

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	264	7,896	17,685
Average Age	32.3	31.6	32.5
Average Age (Male)	29.8	29.8	30.0
Average Age (Female)	36.2	34.4	36.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	93	2,841	6,228
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$57,891	\$55,967	\$57,118
Average House Value		\$109,431	\$104,171

* Demographic data derived from 2010 US Census

PAUL RAVENCRAFT
405.239.1220
pravencraft@pricedwards.com
pricedwards.com

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com