

# PRICE EDWARDS AND CO.

# RECEIVERSHIP SALE

## SADDLEBROOK SENIOR LIVING

12928 N MAY AVE OKLAHOMA CITY, OK 73120



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Call for Pricing



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## LOCATION DESCRIPTION

Saddlebrook Senior Living is ideally situated along May Avenue in north Oklahoma City, an area known for its strong mix of residential neighborhoods and commercial conveniences. The property benefits from its proximity to the John Kilpatrick Turnpike, providing quick east-west connectivity across the metro, and is just minutes from Highway 74 (Lake Hefner Parkway), ensuring easy access to downtown Oklahoma City, Edmond, and surrounding suburbs. The immediate area along May Avenue features a robust lineup of national retailers, grocery stores, medical offices, banks, and local restaurants, offering daily necessities within a short drive.

The surrounding neighborhood is primarily comprised of established single-family communities, newer multifamily developments, and other senior housing facilities, reflecting the area's stability and demographic growth. Nearby amenities include Quail Springs Mall, Mercy Hospital, major grocery anchors such as Walmart and Sprouts, and an array of dining options along Memorial Road and May Avenue. This location places Saddlebrook in a convenient, desirable corridor that combines suburban tranquility with easy urban access, supporting both residents' lifestyle needs and family visitation convenience.

## OFFERING SUMMARY

Number of Units:	104 (82 AL & 22 MC)
Lot Size:	169,400 SF
Building Size:	64,654 SF
Occupancy:	50%

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Building Name	Saddlebrook Senior Living
Property Type	Multifamily
Property Subtype	Senior Living
APN	R140036000
Building Size	64,654 SF
Lot Size	169,400 SF
Building Class	B
Year Built	1999
Number of Floors	3
Number of Buildings	1

Saddlebrook Senior Living is a purpose-built assisted living and memory care community located at 12928 N May Avenue in Oklahoma City, Oklahoma. This three-story property offers a total of 104 units, including both assisted living and secured memory care accommodations, with modern finishes and a welcoming design that supports resident comfort and operational efficiency. Saddlebrook features extensive common areas, including spacious dining rooms, activity spaces, a salon, theater, library, and secured outdoor courtyards, catering to a wide range of resident care and lifestyle needs.

The property is currently operating under receivership, presenting an attractive opportunity for investors or senior housing operators to acquire a well-located asset below replacement cost with significant upside through operational stabilization and strategic repositioning. Saddlebrook benefits from its location in a strong north Oklahoma City submarket with high surrounding demographics and close proximity to major medical centers, retail corridors, and affluent residential neighborhoods. This sale offers the chance to acquire a value-add senior living community with immediate scale in a desirable and growing Oklahoma City corridor.

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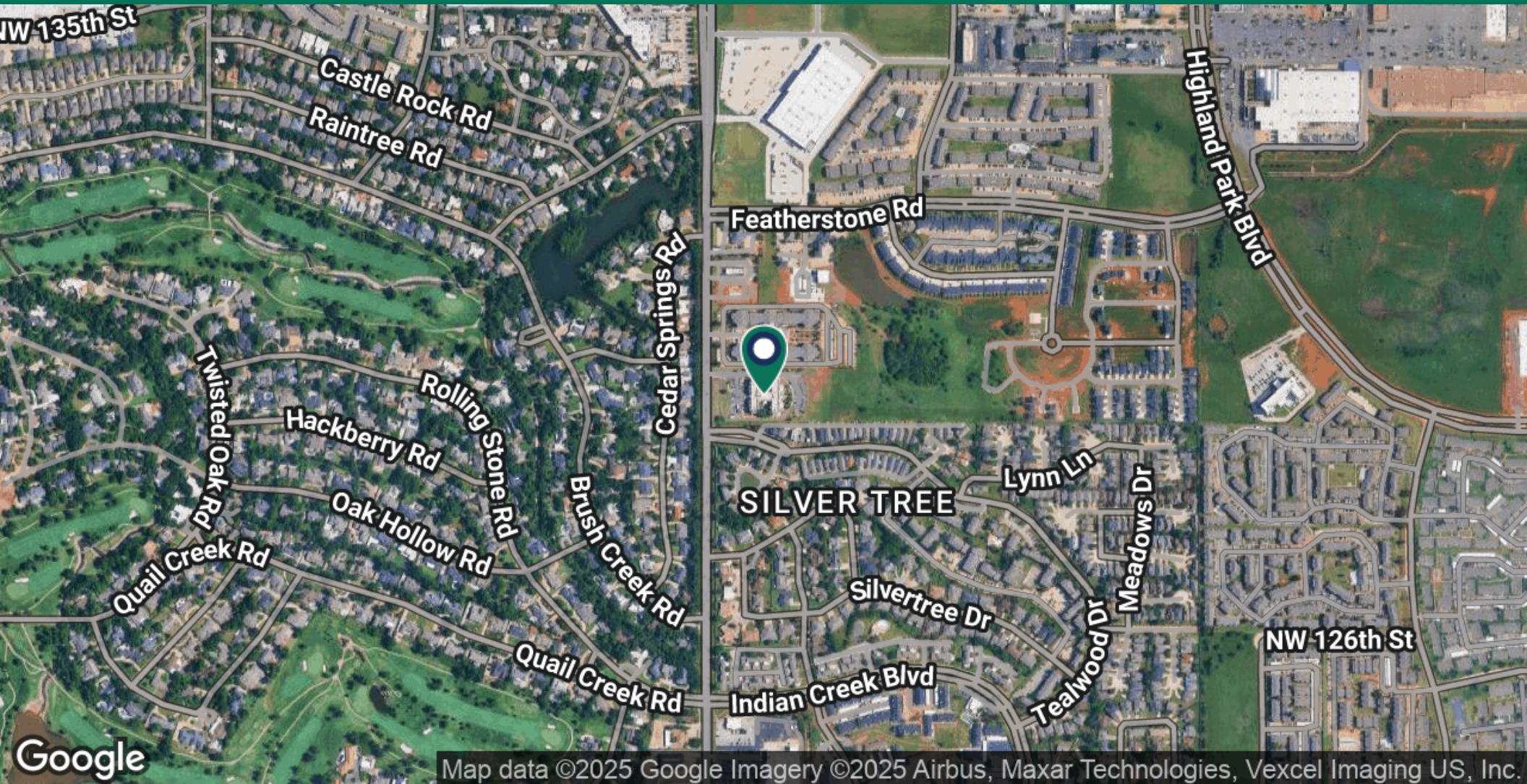
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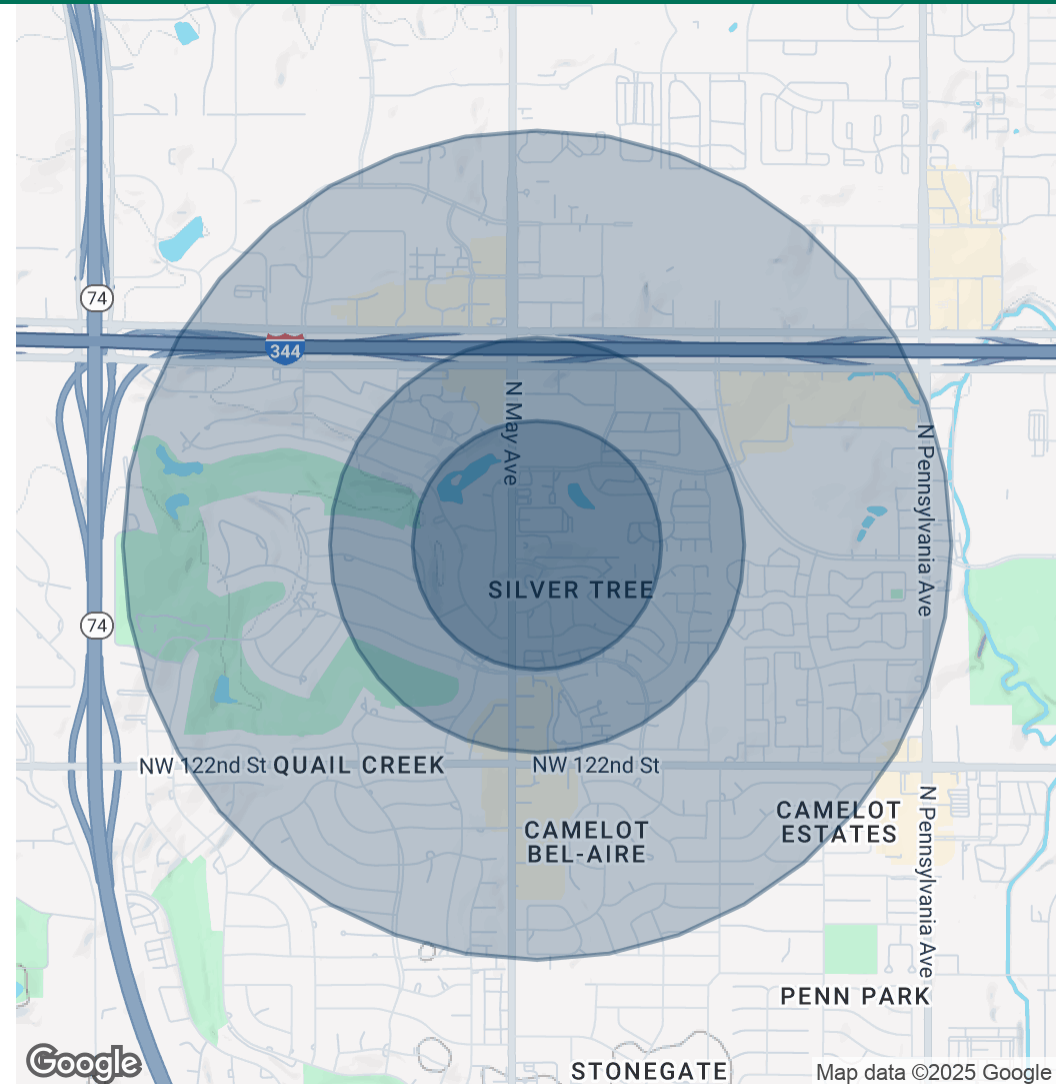
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## SADDLEBROOK SENIOR LIVING

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	974	3,470	12,023
Average Age	40	41	39
Average Age (Male)	38	38	37
Average Age (Female)	41	43	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	491	1,715	5,969
# of Persons per HH	2	2	2
Average HH Income	\$71,958	\$79,770	\$82,236
Average House Value	\$316,973	\$286,024	\$279,828

Demographics data derived from AlphaMap



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### PROFESSIONAL BACKGROUND

Sam Walter joined Price Edwards & Co. in 2023 and has been in the commercial real estate business since 2021. Sam graduated from Oklahoma State University, earning two degrees in Marketing and Management. Upon graduation, he entered the commercial real estate industry. Sam is known for his outgoing and positive nature, attributes that shine through in client interactions. He has a genuine commitment to assisting his clients in making the best real estate decisions that align with their goals. Sam specializes in the sale, exchange, and disposition of multifamily assets across the state of Oklahoma. He is ready to advise you on any needs you may have. Sam enjoys spending his free time outdoors, snow skiing, and running. Sam is actively involved with 'Course for Change,' an organization that empowers underprivileged youth to train for half marathons. Through this initiative, young individuals gain a valuable understanding of goal-setting and the work required to achieve those objectives. Sam is always willing to help in any way he can.

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### PROFESSIONAL BACKGROUND

Dirk Erdoes joined Price Edwards and Company in October of 2023 as a Multifamily Investment Advisor. Dirk graduated from Oklahoma State University in 2021 with a Bachelor's Degree in Marketing and a Bachelor's Degree in Management. Dirk had been in the commercial real estate industry for two years prior to joining Price Edwards and Company. Dirk has focused on the acquisition, disposition, and exchange of Multifamily assets in Oklahoma and surrounding markets. Dirk is a member of the Commercial Real Estate Council and the Apartment Association of Central Oklahoma.

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