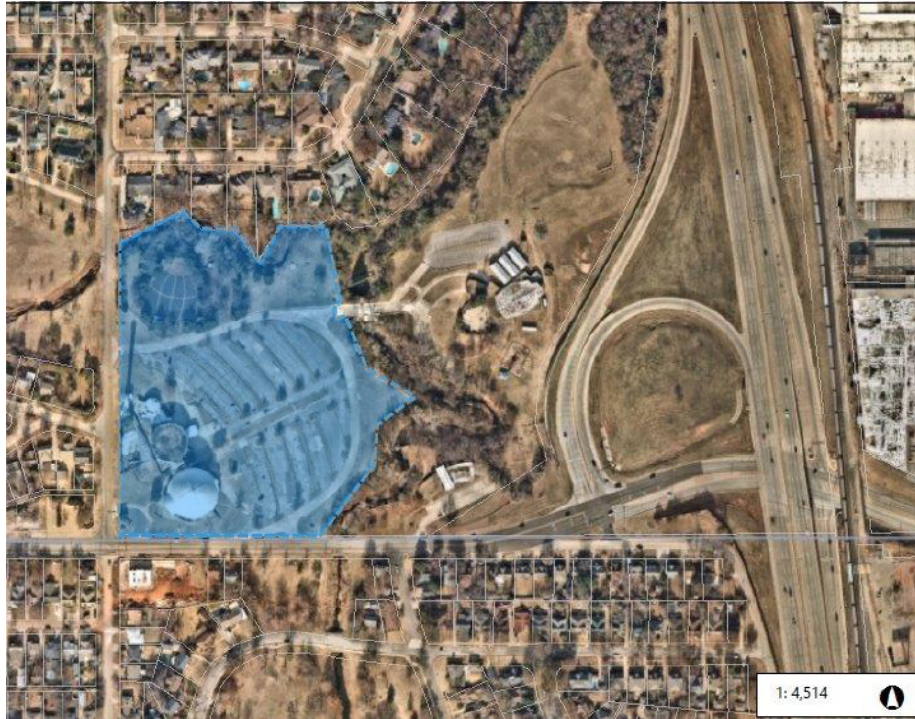




3700 N. Walker

Oklahoma City, Oklahoma

1:4,514



OFFERING SUMMARY

Sale Price: \$5,100,000

PROPERTY OVERVIEW

This 13.9779 +/- acre parcel (the Property) is ideal for mixed use development. It lends itself well to a development with 602.00 feet fronting on NW 36th Street and 829.90 on N. Walker Avenue. A map of the current zoning is included in this brochure. ALL BUILDINGS HAVE BEEN RAZED AND THE SITE IS CLEARED.

LOCATION OVERVIEW

The irregular shaped site extends from the northeast corner of NW 36th Street and N. Walker Avenue east to the Interchange of I-235 and NW 36th Street. The site encompasses approximately 13.9779 gross acres of potential mixed use development land. Frontage on N. Walker Avenue. The First Christian Church of Oklahoma City, has moved to another building that is located on a tract of land to the east of the Property and will be accessed by permanent easements extending from NW 36th Street and from N. Walker Avenue. CONTINUED ON FOLLOWING PAGE

Lot Size: 13.9779 acres+/-

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CONTINUED:

The iconic bell tower will remain and is leased as a cell phone tower. The cellular lease pays approximately \$27,600 per year.

The Property is divided north to south by a creek/floodway and is generally described as two parcels:

The East Parcel where the NEW HOME OF THE FIRST CHRISTIAN CHURCH OF OKLAHOMA CITY and office building of The Disciples of Christ (DOC) at 301 NW 36th Street is located, is that land situated east of the creek draining northerly and westerly toward the creek's intersection with the creek on the north boundary of the Property. The Property currently has two access points. One access point is at the (DOC) office building. It should be noted that this access point services only the office building but the Seller does have an easement through the parking lot and on the east side of the office building extending to the north part of the property. The second access point is at the new First Christian Church location on the back part of the east parcel. This entrance can be accessed from either NW 36th Street or N. Walker via a drive that circles the parking area for the church (see photos and survey).

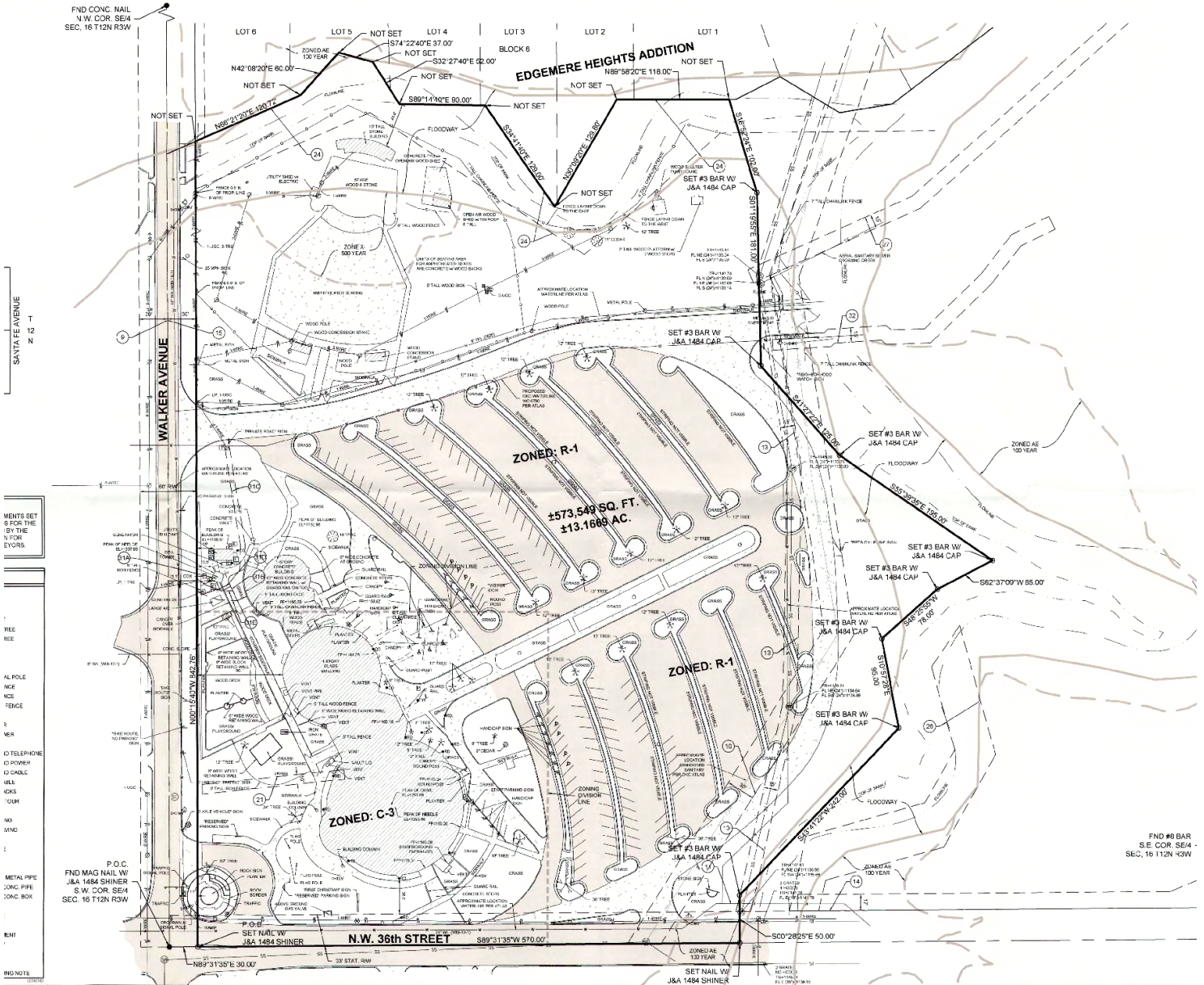
The West Parcel (the Subject parcel) is that land situated west of the south to north draining creek. This parcel is bounded on the north by another creek flowing east/northeast to its intersection with the east creek. The drainage from the creeks eventually flows into the Deep Fork River. The corner of NW 36th and N. Walker is part of the Subject parcel. It has three access points off of NW 36th Street. It has one other access point off of North Walker, which is the circle drive around the parking lot to the access point at NW 36th Street. The seller is flexible on the location for access to the new church location.

Zoning for the Subject property is C-3 Community Commercial District on the corner of NW 36th and Walker. It encompasses the land where the church sanctuary building was located but the exact size has yet to be determined. The balance of the Property is zoned R-1 Single Family Residential with a CUP overlay, which is a Conditional Use Permit allowing for theater type parking.

The neighborhoods surrounding the Property are Edgemere Park to the south and Edgemere Heights to the north and Crown Heights to the northwest. Edgemere Park and Crown Heights are Historical Preservation areas with homes that were built generally in the 1930's and 1940's. All three of the neighborhoods enjoy historically stable and upper end pricing. To the east of the Property I-235 (the Broadway Extension) is a man made barrier between the neighborhoods to the east of the site, that are a mix of primarily industrial and office use east of I-235.

BUILDINGS

North of the area where buildings were formerly located on the north side of the main entrance to the Property is a 3500-seat amphitheater which was constructed in 1947. It has a dressing room structure and but no public restroom facilities. The amphitheater occupies about an acre of land.



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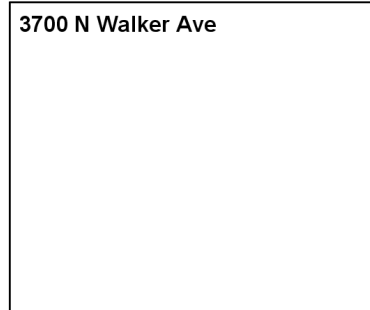
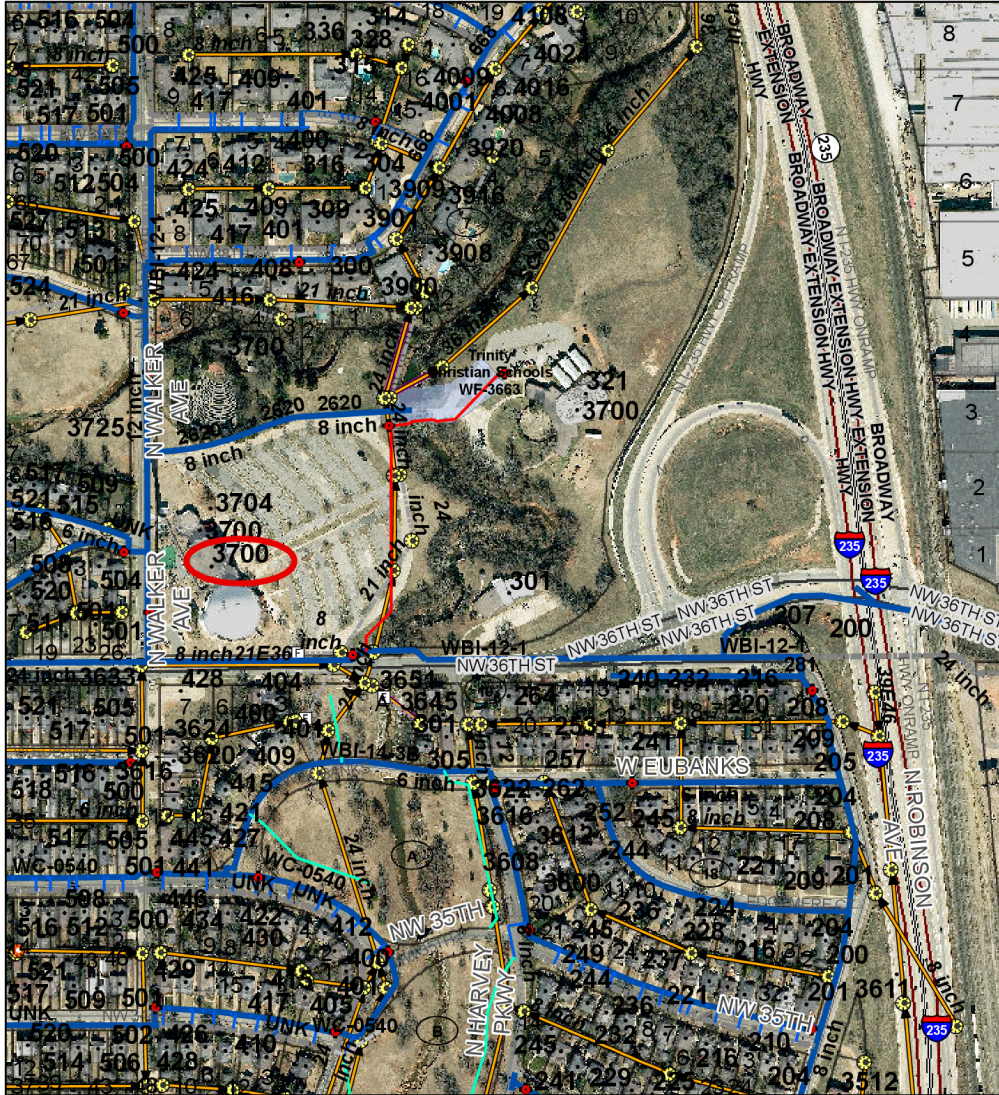
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1 inch = 350 feet



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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,002	74,457	174,952
MEDIAN AGE	33.7	36.5	35.6
MEDIAN AGE (MALE)	33.3	35.9	34.1
MEDIAN AGE (FEMALE)	34.5	36.6	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,879	33,269	73,970
# OF PERSONS PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$58,305	\$56,784	\$54,584
AVERAGE HOUSE VALUE	\$149,294	\$201,317	\$177,298

* Demographic data derived from 2020 ACS - US Census