



## RANKIN YMCA | FOR SALE

1220 RANKIN STREET EDMOND, OK 73034

### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

**PRICE  
EDWARDS**  
AND COMPANY

## RANKIN YMCA

1220 RANKIN STREET EDMOND, OK 73034

### TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
DEMOGRAPHICS	13
ADVISOR BIOS	15

### CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum was prepared by Price Edwards and Company ("Broker") on behalf of Owner, and is confidential and furnished to prospective purchasers of the property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Offering Memorandum is intended solely to assist prospective purchasers in their evaluation of the property and their consideration of whether to purchase the property. It is not to be used for any other purpose or made available to any other person without the prior written consent of Broker. This Offering Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Owner, Broker or their sources. Financial projections are provided as a reference and are based on assumptions made by Owner, Broker and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. This Offering Memorandum was prepared on the basis of information available to Owner and Broker in connection with the sale of the property. It contains pertinent information about the property and the surrounding area but does not contain all the information necessary for a complete evaluation of the property.

Although the information contained in this Offering Memorandum is believed to be accurate and reliable, neither Owner nor Broker guarantees its accuracy or completeness. Because of the foregoing and because the property will be sold on an "as-is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Owner or Broker. Neither Owner nor Broker nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Owner expressly reserves the right, in its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party at any time, with or without notice. Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered and any and all conditions to Owner's obligations thereunder have been fully satisfied or waived. Owner is responsible for any commission due to Broker in connection with the sale of the property. Owner shall not be responsible for any commission claimed by any other agent or Broker in connection with a sale of the property.

No other party, including Owner's Broker, is authorized to make any representation or agreement on behalf of Owner. This Offering Memorandum remains the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

**PAUL RAVENCRAFT**

pravencraft@priceedwards.com

O: 405.239.1220 C: 405.226.5467

**GEORGE WILLIAMS, CCIM**

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800

**PRICE  
EDWARDS**  
AND COMPANY



# SECTION 1

## PROPERTY INFORMATION



### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

**PRICE  
EDWARDS**  
AND COMPANY

## RANKIN YMCA

1220 RANKIN STREET EDMOND, OK 73034



### PROPERTY DESCRIPTION

The property is a 37,339 square foot facility with many athletic and community service amenities. The property is located in the center of Edmond between several Edmond Public School facilities. The buildings consist of a gymnasium for basketball and volleyball along with other uses, a renovated lap pool, cardio studio and weight rooms, adult and youth locker rooms along with child development rooms.

### PROPERTY HIGHLIGHTS

- Gymnasium
- Renovated Pool
- Wellness Center
- Adult and youth locker rooms

### OFFERING SUMMARY

<b>Sale Price:</b>	\$3,255,000
<b>Lot Size:</b>	4.21 Acres
<b>Building Size:</b>	37,339 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,593	25,701	44,290
<b>Total Population</b>	8,853	66,780	116,654
<b>Average HH Income</b>	\$64,317	\$72,502	\$89,044

#### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

#### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

**PRICE  
EDWARDS**  
AND COMPANY

## RANKIN YMCA

1220 RANKIN STREET EDMOND, OK 73034



### PROPERTY DESCRIPTION

The property is a 37,339 square foot facility with many athletic and community service amenities. The property is located in the center of Edmond between several Edmond Public School facilities. The buildings consist of a gymnasium for basketball and volleyball along with other uses, a renovated lap pool, cardio studio and weight rooms, adult and youth locker rooms along with child development rooms.

### LOCATION DESCRIPTION

The property is located north of East 15th Street on Rankin Street in Edmond, OK. The facility located south of Edmond Public Schools Technology Center, tennis courts, track and field and baseball stadium. Located to the south is Brentwood Park Professional Center.

#### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

#### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800



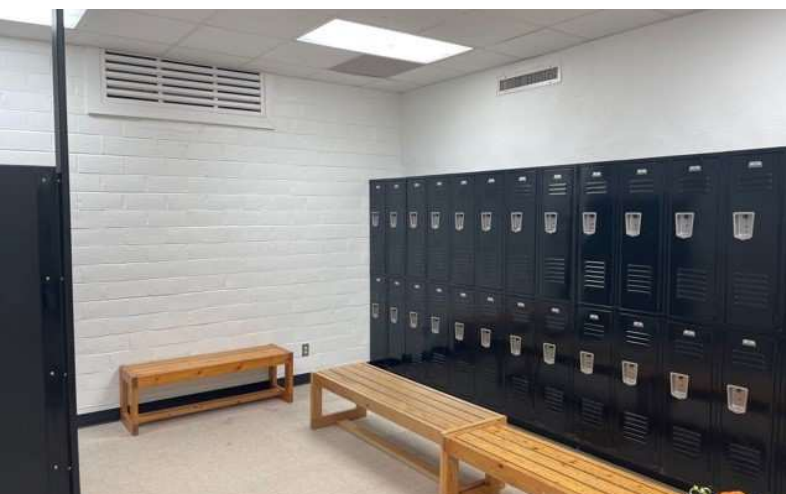
## RANKIN YMCA

1220 RANKIN STREET EDMOND, OK 73034



### PROPERTY HIGHLIGHTS

- Gymnasium
- Renovated Pool
- Wellness Center
- Adult and youth locker rooms



### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

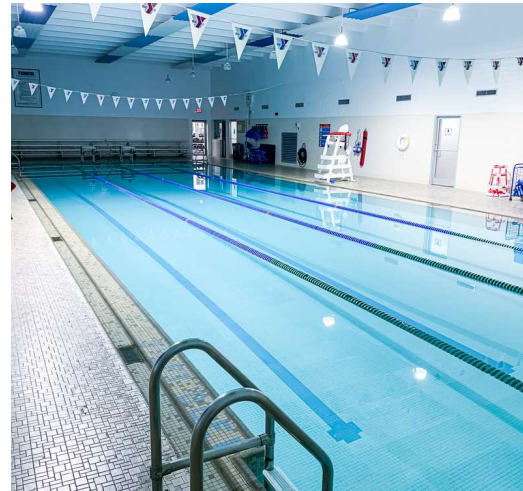
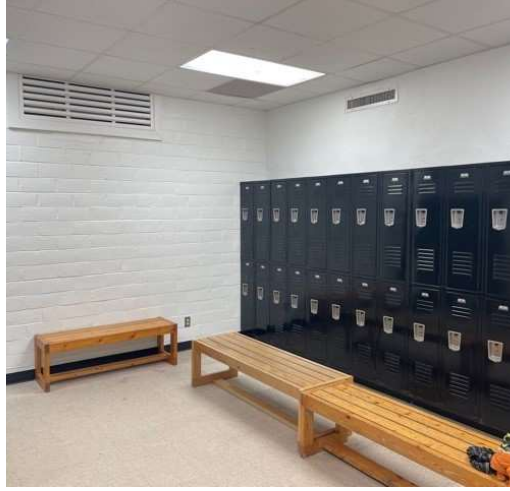
### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800



## RANKIN YMCA

1220 RANKIN STREET EDMOND, OK 73034



### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

## SECTION 2

### LOCATION INFORMATION



#### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

#### GEORGE WILLIAMS, CCIM

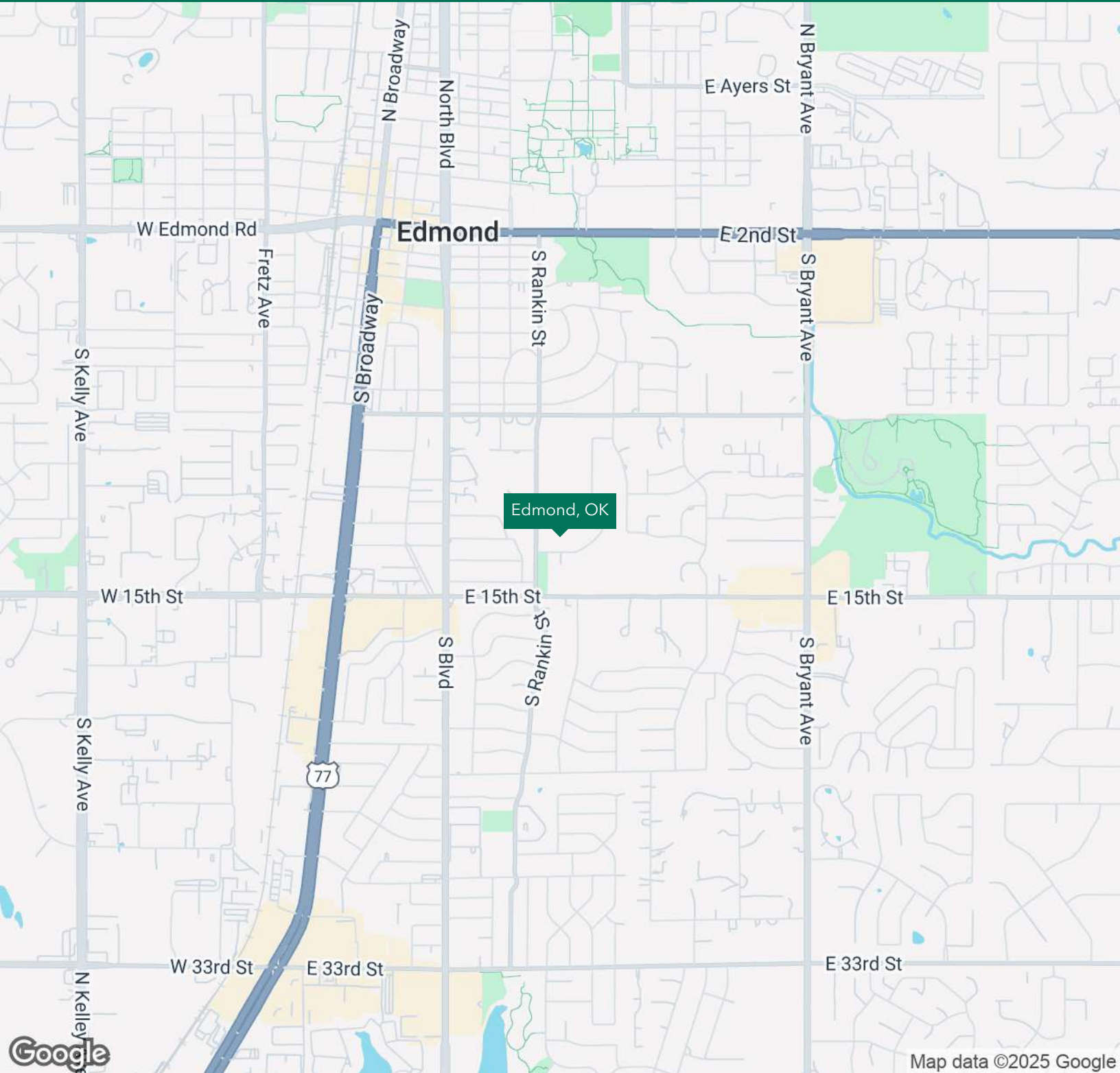
gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

**PRICE  
EDWARDS**  
AND COMPANY



## RANKIN YMCA

1220 RANKIN STREET EDMOND, OK 73034



### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

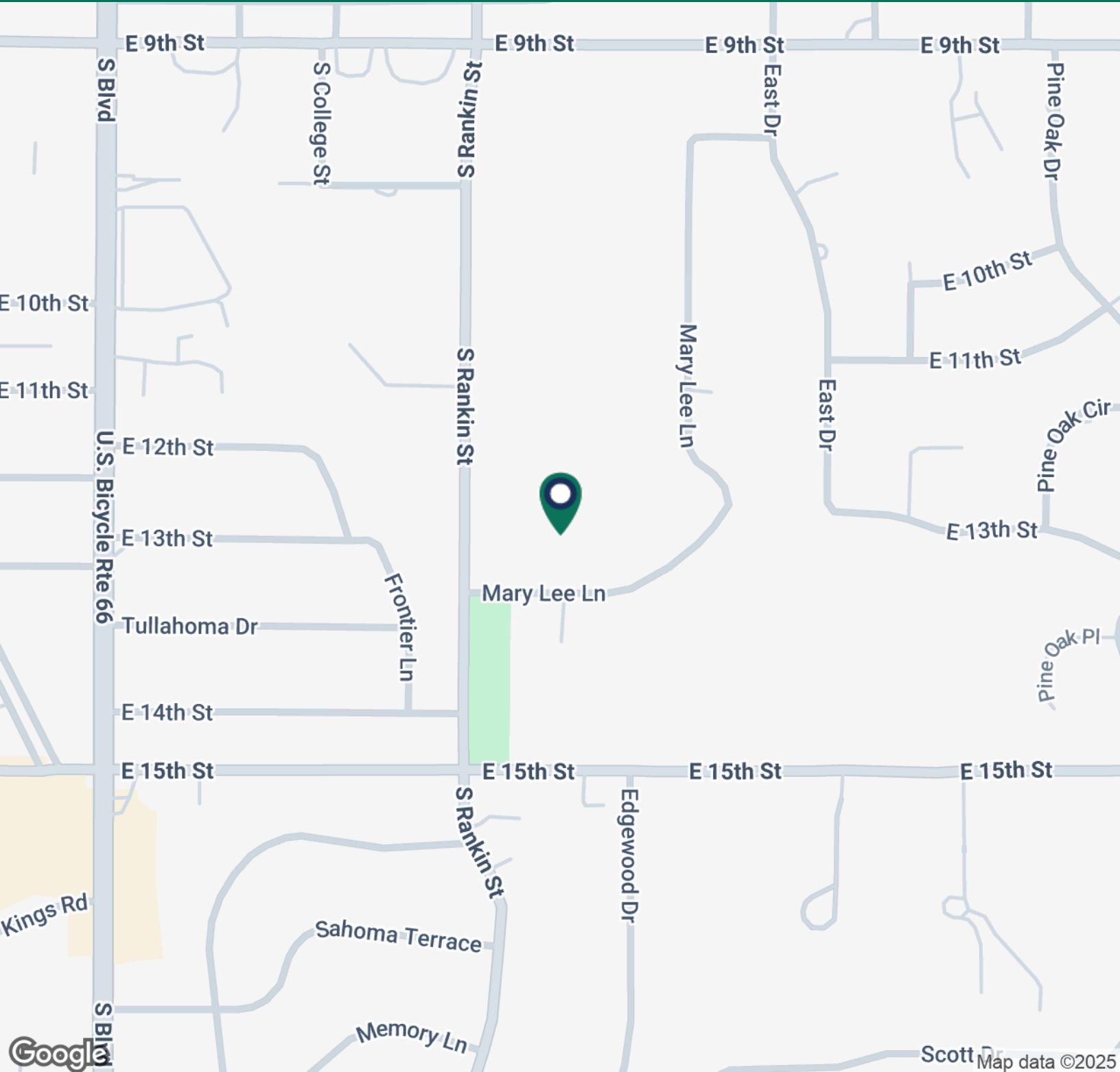
### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

PRICE  
EDWARDS  
AND COMPANY

## RANKIN YMCA

1220 RANKIN STREET EDMOND, OK 73034



### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

**PRICE  
EDWARDS**  
AND COMPANY

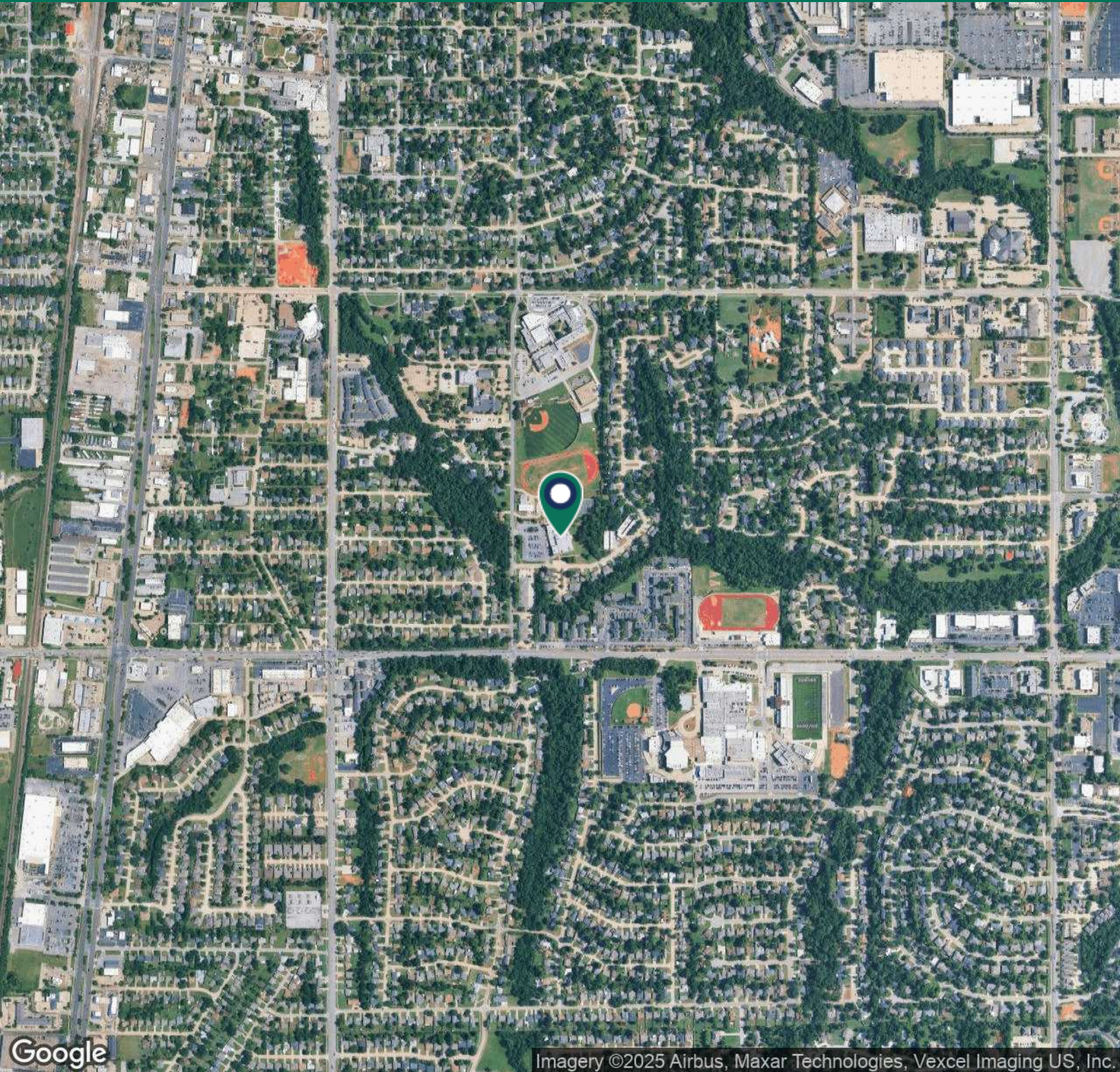


# PRICE EDWARDS AND CO.

FOR  
SALE

## RANKIN YMCA

1220 RANKIN STREET EDMOND, OK 73034



Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

**PAUL RAVENCRAFT**

[pravencraft@priceedwards.com](mailto:pravencraft@priceedwards.com)

O: 405.239.1220 C: 405.226.5467

**GEORGE WILLIAMS, CCIM**

[gwilliams@priceedwards.com](mailto:gwilliams@priceedwards.com)

O: 405.239.1270 C: 405.657.7800

**PRICE  
EDWARDS**  
AND COMPANY

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.



# PRICE EDWARDS AND CO.

FOR  
SALE

## RANKIN YMCA

1220 RANKIN STREET EDMOND, OK 73034



### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

PRICE  
EDWARDS  
AND COMPANY



# SECTION 3

## DEMOGRAPHICS



### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

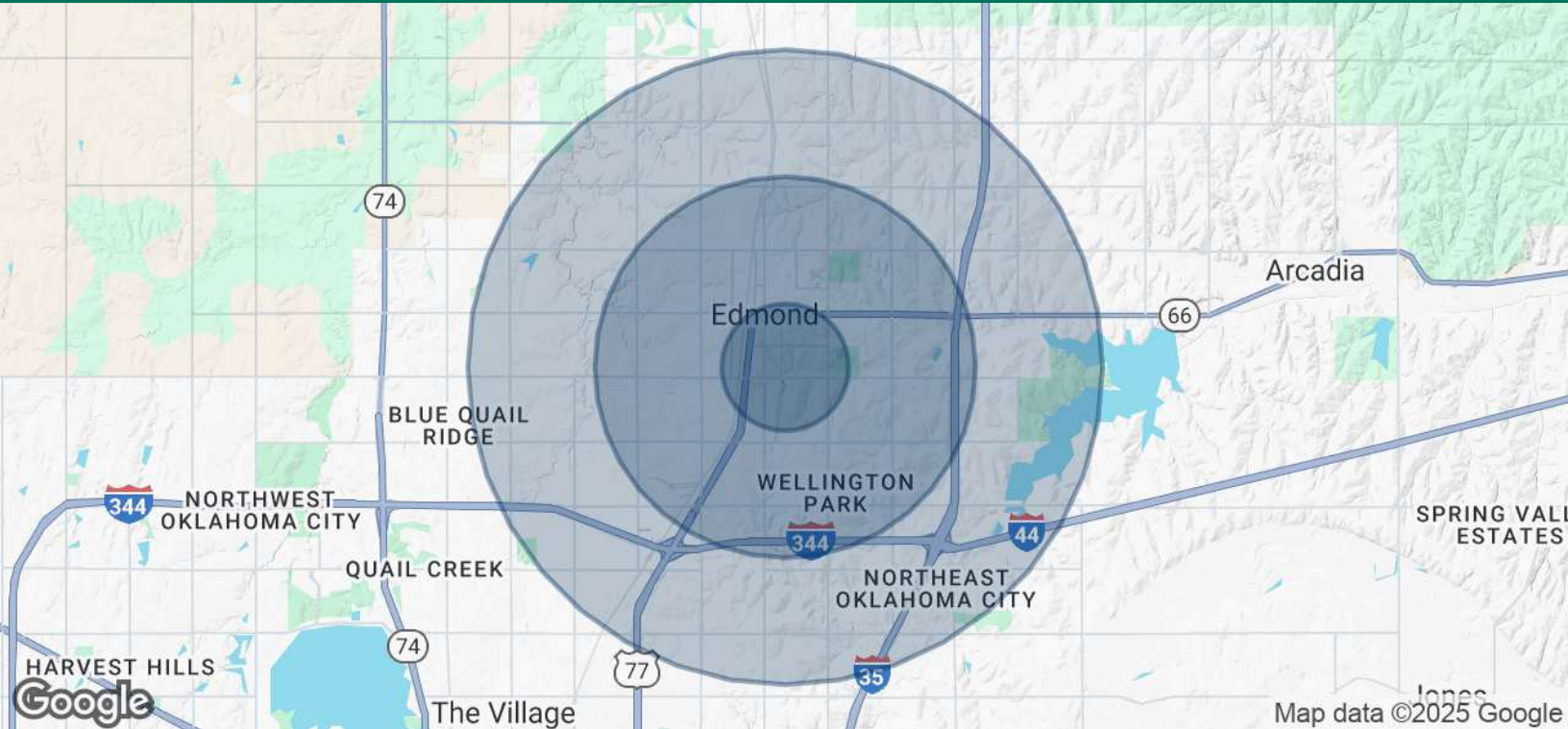
### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

**PRICE  
EDWARDS**  
AND COMPANY

## RANKIN YMCA

1220 RANKIN STREET EDMOND, OK 73034



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,853	66,780	116,654
Average Age	33.2	31.6	33.8
Average Age (Male)	30.1	29.5	32.4
Average Age (Female)	36.0	33.7	35.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,593	25,701	44,290
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$64,317	\$72,502	\$89,044
Average House Value	\$129,477	\$177,007	\$229,770

2020 American Community Survey (ACS)

#### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

#### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

**PRICE  
EDWARDS**  
AND COMPANY



# SECTION 4

## ADVISOR BIOS



### PAUL RAVENCRAFT

pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

**PRICE  
EDWARDS**  
AND COMPANY

## RANKIN YMCA

1220 RANKIN STREET EDMOND, OK 73034



### PAUL RAVENCRAFT

Retail Investment Broker

[pravencraft@priceedwards.com](mailto:pravencraft@priceedwards.com)

Direct: 405.239.1220 | Cell: 405.226.5467

### PROFESSIONAL BACKGROUND

Paul Ravencraft is a partner of the Retail Investment Team for Price Edwards and Company. Ravencraft entered the real estate business in 1985. Since joining Price Edwards & Company in 1993, Ravencraft has been involved in over 6,700,000 square feet of investment sales; this represents well over \$ 405,000,000 in real estate volume. Many of the largest real estate transactions in Oklahoma City have been brokered with Mr. Ravencraft. With over 38 years in the Oklahoma City marketplace, Paul has been able to create an extensive database of real estate investors. Mr. Ravencraft has extensive market knowledge specializing in retail investments.

The PEC Retail Investment team is your full-service brokerage team for Retail Investment properties, Retail single-tenant buildings, Shopping Center sales, development projects and Retail Leasing.

Paul is a member of the International Council of Shopping Centers, TCN Worldwide, and Chainlinks Retail advisors. TCN offers 58 offices nationwide, giving local and regional brokers access to 200+ markets, and networking ability that rivals that of any of the national firms. Chainlinks is offered in 60+ markets, as well as networking for over 600 local firms across North America.

Price Edwards and Company  
210 Park Ave Suite 700  
Oklahoma City, OK 73102  
405.843.7474

### PAUL RAVENCRAFT

[pravencraft@priceedwards.com](mailto:pravencraft@priceedwards.com)

O: 405.239.1220 C: 405.226.5467

### GEORGE WILLIAMS, CCIM

[gwilliams@priceedwards.com](mailto:gwilliams@priceedwards.com)

O: 405.239.1270 C: 405.657.7800

PRICE  
EDWARDS  
AND COMPANY



## RANKIN YMCA

1220 RANKIN STREET EDMOND, OK 73034



### GEORGE WILLIAMS, CCIM

Retail Investment Specialist

gwilliams@priceedwards.com

Direct: 405.239.1270 | Cell: 405.657.7800

### PROFESSIONAL BACKGROUND

George Williams, CCIM is a partner within the Retail Investment Team for Price Edwards & Company. As part of the retail investment team, George is responsible for marketing, sales and leasing retail properties within the Price Edwards portfolio. He represents numerous landlords and developers within Oklahoma and has also worked with many local and national tenants. George possesses strong, decisive, and collaborative leadership skills, with a proven sales ability to assess client needs; establish rapport, build trust, and close deals.

Leasing and sales is a business of relationships. George is able to assist clients by leveraging his extensive network of retailers, developers, landlords, and brokers. George has demonstrated success across all property types, including neighborhood, community and power centers, single-entity, mixed-use, lifestyle and urban properties, as well as development and redevelopment projects. George believes that the best mix of dynamic anchor tenants, complementary retailers, and service providers plus the careful selection of outparcel users create synergy, define the personality of each property, and provide the opportunity to realize maximum achievable rents, mutual goals and profitability.

George holds the Certified Commercial Investment Member designation (CCIM) and is a member of the International Council of Shopping Centers, the Commercial Real Estate Council, and the Chainlink Advisors Young Brokers Council.

George is a graduate of Baylor University.

### MEMBERSHIPS

CCIM

Price Edwards and Company  
210 Park Ave Suite 700  
Oklahoma City, OK 73102  
405.843.7474

### PAUL RAVENCRAFT

pravencraft@priceedwards.com

O: 405.239.1220 C: 405.226.5467

### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800

PRICE  
EDWARDS  
AND COMPANY