

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	12,542 SF
Lot Size:	2.9 Acres
Number of Units:	1
Price / SF:	\$59.80
Year Built:	1908
Renovated:	2021
Zoning:	O_PUD

### PROPERTY OVERVIEW

2.9 acres along 12th street in Stillwater, OK prime for redevelopment.

### PROPERTY HIGHLIGHTS

- Large Lot
- Multiple Buildings
- Agent Related to Seller

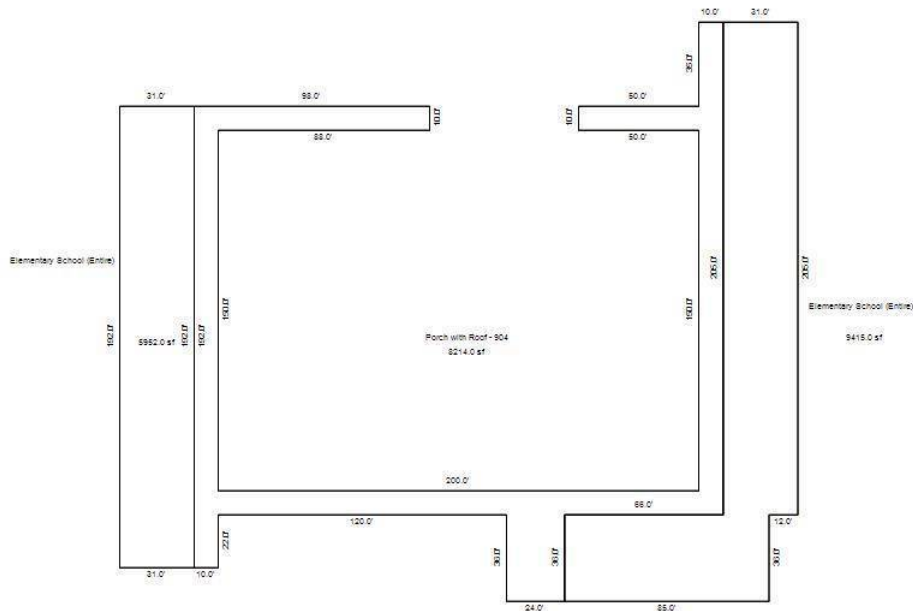
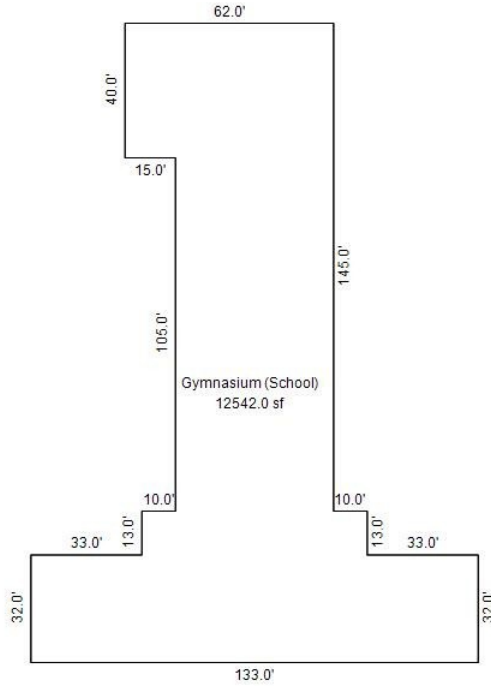
**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

## ADDITIONAL PHOTOS



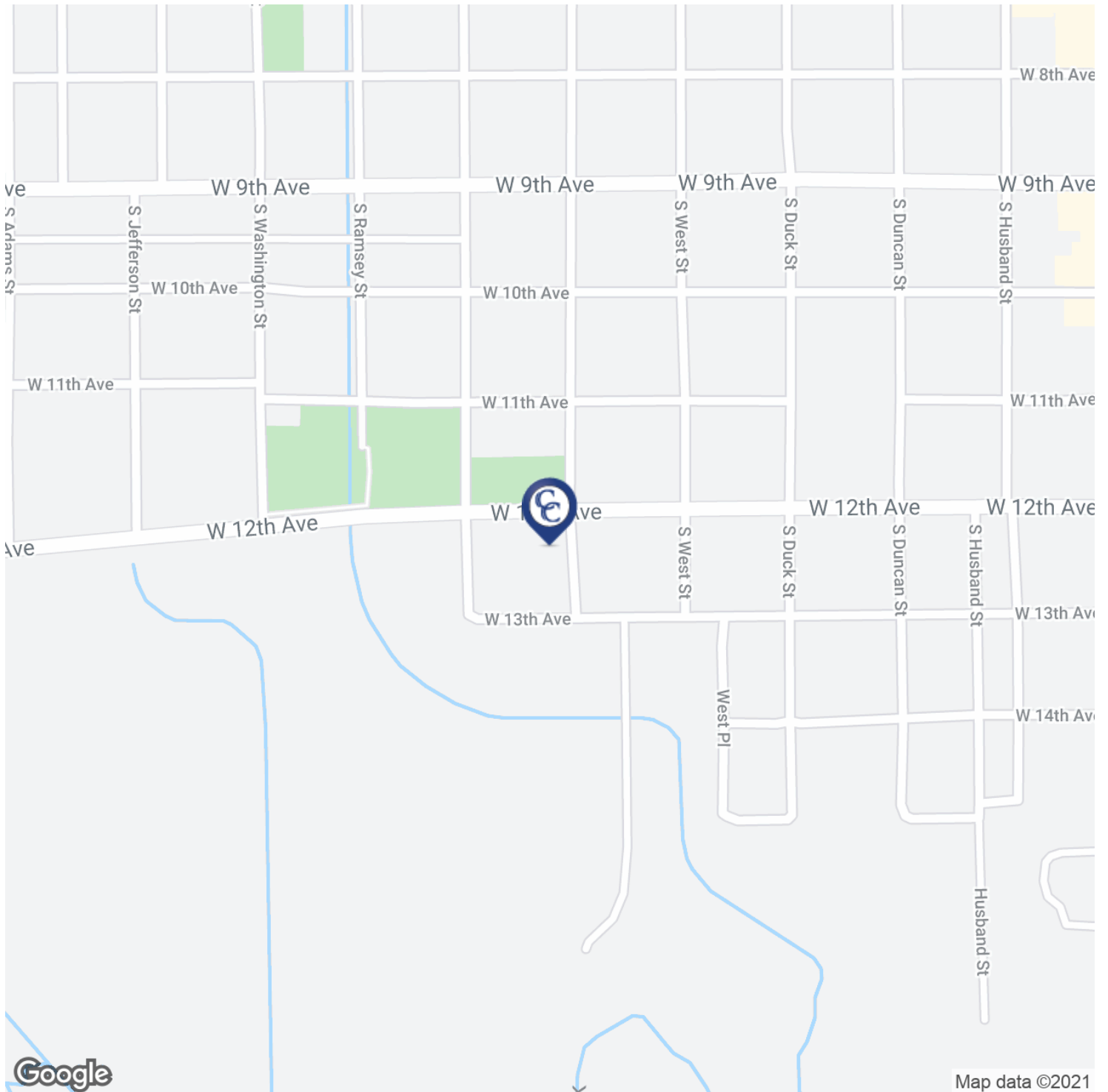
ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com

## SITE PLAN



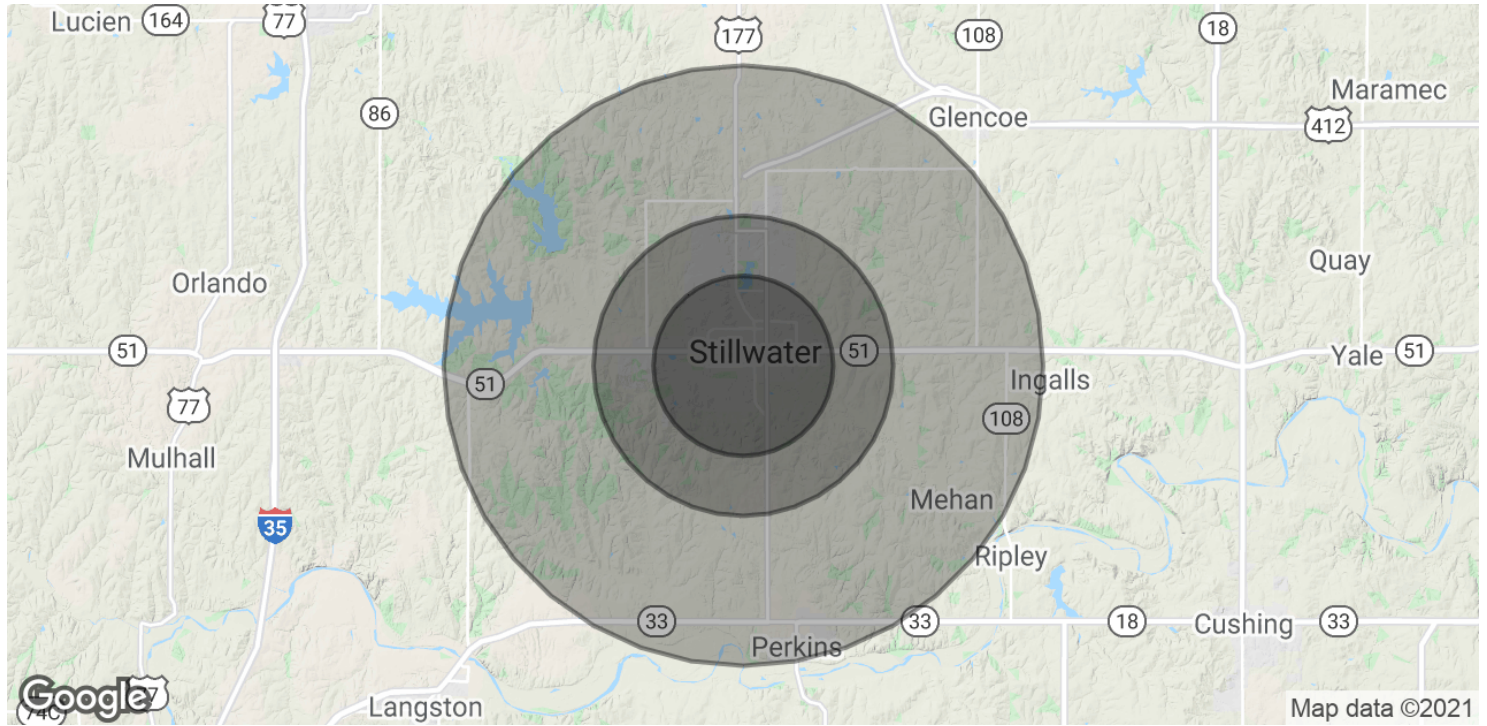
ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com

## LOCATION MAP



**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	37,864	54,955	64,744
Average age	24.7	25.9	27.2
Average age (Male)	24.0	25.1	26.3
Average age (Female)	25.5	26.8	28.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	14,387	21,259	24,722
# of persons per HH	2.6	2.6	2.6
Average HH income	\$38,065	\$44,804	\$47,431
Average house value	\$148,844	\$171,766	\$168,310

\* Demographic data derived from 2010 US Census

**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com