



1001 NW 6th St, Oklahoma City, OK 73106



PROPERTY DESCRIPTION

Great development opportunity in an area just south of Midtown and on the west side of downtown OKC. Property consists of 14,000 SF and sits on a 1.5 acre block of additional available parcels, including 2 industrial buildings. Current zoning is a mix of I-2 & C-4.

LOCATION DESCRIPTION

The 14,000 SF site is located between Classen and Western on the north side of 6th Street. Site is centrally located with close proximity to I-40 & I-235 for quick access to anywhere in the metro. Close proximity to Downtown, Film Row, Bricktown, and St. Anthony Hospital.

PROPERTY HIGHLIGHTS

- High visibility
- Centrally located
- Easy access to I-40 and I-235

OFFERING SUMMARY

Sale Price:	\$420,000
Lot Size:	14,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES
Total Households	326	1,340
Total Population	519	4,424
Average HH Income	\$66,804	\$57,064

Emily Duncan Belusko
Sales Associate
405.514.5685
emily@fleskeholding.com



Josh White
Sales Associate, CCIM
405.417.6761
josh@fleskeholding.com

1001 NW 6th St

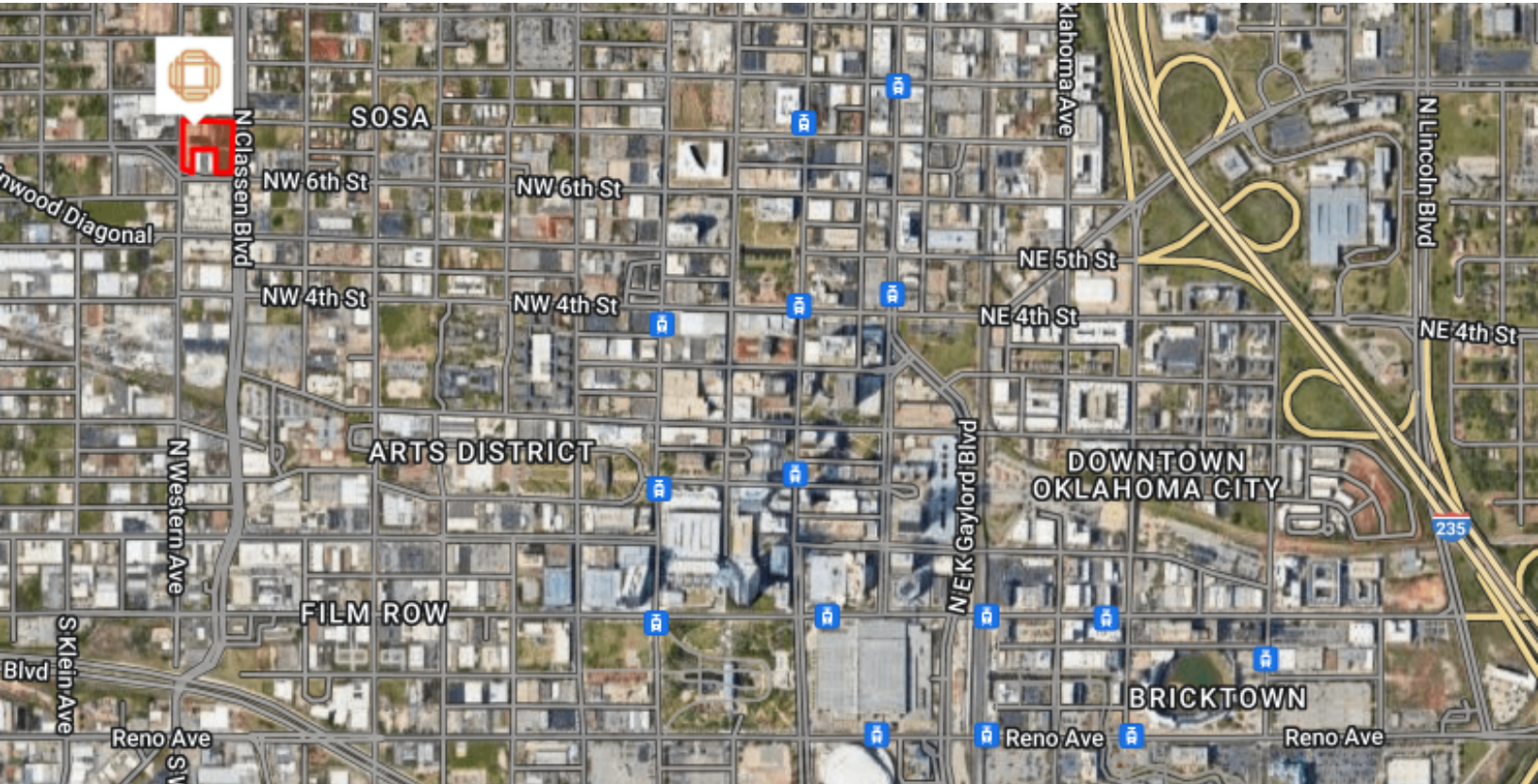


FOR SALE

1001 NW 6th St, Oklahoma City, OK 73106



405.701.3505 | 600 NW 23rd St #200, Oklahoma City, OK 73103 | fleskeholding.net



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, CONVEY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 11, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 23, 2017.

March 1, 2017
Steven M. Mohr, PLS #1600
C.A. #203 Expires 6/30/2017
229 Only Avenue
Norman, Oklahoma 73071
(405) 214-4108
For (866) 363-1614
surveysolutionsinc.com



This survey meets the Oklahoma Minimum Technical Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors. Only Plotted or Provided Easements are shown. No Easement search was performed by the Surveyor.

Survey Solutions Inc.

SCHEDULE B ITEMS:

Title Commitment File No. 1701-0026-68
(Parcel 3)
Effective Date: January 31, 2017 at 7:30am
American Eagle Title Group, LLC
421 NW 11th Street, Suite 320
Oklahoma City, OK 73103

Items listed in the title commitment are deemed to be non-survey items.

SURVEY NOTES:

- The property address is: 720 N. Western Ave., Oklahoma City, OK 73106, 1012 NW 7th St., Oklahoma City, OK 73106, 1008 NW 7th St., Oklahoma City, OK 73106/for Oklahoma County Tax Assessor records.
- Property has direct access to N.W. 7th Street and Western Avenue which are dedicated public streets.
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises.
- There is no observed evidence of current earth moving work, building construction or building additions.
- Said described property, by graphical plotting only, is located within an area having a Zone Designation "X" unshaded. Areas determined to be outside the 0.2% annual chance floodplain by FEMA on Flood Insurance rate Map No. 40109C0285H, dated December 18, 2009.
- City of Oklahoma City zoning for the subject property is C-4 General Commercial, no zoning report was provided by client.
- Subject property is 29,393 square feet or 0.67 acres more or less.
- Subject property has no striped parking spaces provided.
- The 30' R.O.W. along the section line at Western Avenue was dedicated with the Plat of NORTHWEST ADDITION Pre-Statelhood in 1901 when Oklahoma was a Territory. The State of Oklahoma has a 33' Statutory R.O.W. for section lines in Oklahoma County. No documents were provided to the surveyor that any of the Statutory R.O.W. has changed.
- In my professional opinion, as a land surveyor registered in the State of Oklahoma, the relative positional accuracy of this survey does not exceed that which is specified by the 2016 Minimum standard detail requirements for ALTA/NSPS Land Title Surveys.
- Lines of bearing: The North and South Lines of Block 10, Plat of NORTHWEST ADDITION to Oklahoma City, Oklahoma County, Oklahoma is assumed S 90°00'00" E. The bearings for the East and West Lines of said Block 10 were measured as N 01°14'48" W using the shown found monuments as controlling corners.
- It was deemed appropriate by the Surveyor to prepare a new legal description to define the bearings of the property lines. No bearings were part of the previous descriptions or plat.
- Parcel Numbers are for Surveyor's graphic depiction and not listed as such in Title Commitment or intended to be part of the revised legal description.

POSSIBLE ENCROACHMENTS:

- The building on Lot 17 is over the North property line 5.9 feet.
- The fence along the North side of lots 17 through 20 is over the North property line 7.6 feet and along the East side is over the East property line of Lot 20 0.5 feet.

TITLE COMMITMENT DESCRIPTION: (Parcel 3)

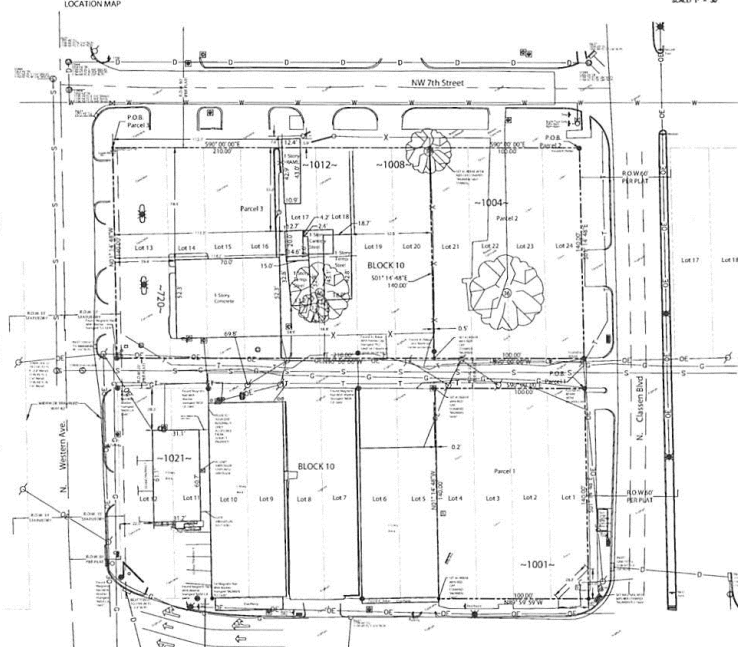
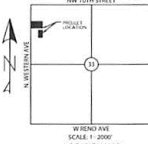
Lots 13 through 20, both inclusive, Block 10, Northwest Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 2 of Plats, page 47.

REVISED LEGAL DESCRIPTION: (Parcel 3)

LOTS 13 THROUGH 20, BOTH INCLUSIVE, BLOCK 10, NORTHWEST ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 2 OF PLATS, PAGE 47.

ALTA / NSPS LAND TITLE SURVEY

LOTS 1-4 & 13-24, BLOCK 10
OF NORTHWEST ADDITION
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



Effective Date: September 30, 2017 at 7:30am
American Eagle Title Group, LLC
421 NW 11th Street, Suite 320
Oklahoma City, OK 73103

- Agreement recorded in Book 4488, page 1817 is blanket in nature and on Lots 1-4 (Parcel 1).
- Permanent Easement in favor of the City of Oklahoma City recorded in Book 6274, page 1549 varies in width and is on Lot 1 as shown.

Items not listed above are determined to be non-survey items.

SURVEY NOTES:

- The property address is: 720 N. Western Ave., 1004 NW 7th St., 1008 NW 7th St., 1012 NW 7th St., and 1001 NW 6th St., Oklahoma City, OK 73106, for Oklahoma County Tax Assessor records.
- Property has direct access to N.W. 6th Street, N.W. 7th Street, and N. Classen Blvd which are dedicated public streets.
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises.
- There is no observed evidence of current earth moving work, building construction or building additions.
- Said described property, by graphical plotting only, is located within an area having a Zone Designation "X" unshaded. Areas determined to be outside the 0.2% annual chance floodplain by FEMA on Flood Insurance rate Map No. 40109C0285H, dated December 18, 2009.
- City of Oklahoma City zoning for the subject property is C-4 General Commercial with a C-4 General Commercial Overlay, no zoning report was provided by client.
- Subject property is 27,996 square feet or 0.64 acres more or less.
- Subject property has no designated parking.
- The 30' R.O.W. along the section line at Western Avenue was dedicated with the Plat of NORTHWEST ADDITION Pre-Statelhood in 1901 when Oklahoma was a Territory. The State of Oklahoma has a 33' Statutory R.O.W. for section lines in Oklahoma County. No documents were provided to the surveyor that any of the Statutory R.O.W. has changed.
- In my professional opinion, as a land surveyor registered in the State of Oklahoma, the relative positional accuracy of this survey does not exceed that which is specified by the 2016 Minimum standard detail requirements for ALTA/NSPS Land Title Surveys.
- Lines of bearing: The North and South Lines of Block 10, Plat of NORTHWEST ADDITION to Oklahoma City, Oklahoma County, Oklahoma is assumed S 90°00'00" E. The bearings for the East and West Lines of said Block 10 were measured as N 01°14'48" W using the shown found monuments as controlling corners.
- It was deemed appropriate by the Surveyor to prepare a new legal description to define the bearings of the property lines. No bearings were part of the previous descriptions or plat.
- Parcel Numbers are for Surveyor's graphic depiction and not listed as such in Title Commitment or intended to be part of the revised legal description.

POSSIBLE ENCROACHMENTS:

- The building on West adjoining property of Lot 4 is over the property line 0.2 feet.

TITLE COMMITMENT DESCRIPTION: (Parcel 1 & 2)

Lots 1, 2, 3, 4, 21, 22, 23 and 24, Block 10, Northwest Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 2 of Plats, page 47.

REVISED LEGAL DESCRIPTION: (Parcel 1 & 2)

LOTS 1, 2, 3, 4, AND 24, BLOCK 10, NORTHWEST ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 2 OF PLATS, PAGE 47 MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 89°14'48" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 140.00 FEET;
THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 1 THROUGH A DISTANCE OF 100.00 FEET;
THENCE NORTH 89°14'48" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 140.00 FEET;
THENCE SOUTH 90°00'00" EAST ALONG THE NORTHERLY LINE OF SAID LOTS 1 THROUGH 4, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND

LOTS 21, 22, 23 AND 24, BLOCK 10, NORTHWEST ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 2 OF PLATS, PAGE 47 MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 24;
THENCE SOUTH 89°14'48" EAST ALONG THE EAST LINE OF SAID LOT 24, A DISTANCE OF 140.00 FEET;
THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOTS 21 THROUGH 24, A DISTANCE OF 100.00 FEET;
THENCE NORTH 89°14'48" WEST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF 140.00 FEET;
THENCE SOUTH 90°00'00" EAST ALONG THE NORTHERLY LINE OF SAID LOTS 1 THROUGH 4, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID TRACTS CONTAINS 27,996 square feet or 0.64 acres more or less.





Other Available Parcels

1021 NW 6th St
SW parcel w/ Industrial building
\$385,000

720 N Western Ave
North 1/2 of Block
3 parcels w/ Industrial building
\$1,302,000

1001 NW 6th St
SE parcel
\$420,000