

LINWOOD REDEVELOPMENT OPPORTUNITY

1724 Linwood Blvd. Oklahoma City, OK 73106



OFFERING SUMMARY

Sale Price: \$250,000

Available SF:

Lot Size: 0.45 Acres

Year Built: 1920

Building Size: 849 SF

Zoning: C-4 (General Commercial)

Price / SF: \$294.46

PROPERTY OVERVIEW

West Downtown OKC property on Linwood Boulevard for sale. Just under 0.5 acres of land and easy access to I-40.

PROPERTY HIGHLIGHTS

- Newly developing area of west Downtown OKC
- Linwood Boulevard frontage
- Easy Access to I-40
- Nearly 1/2 acre of land

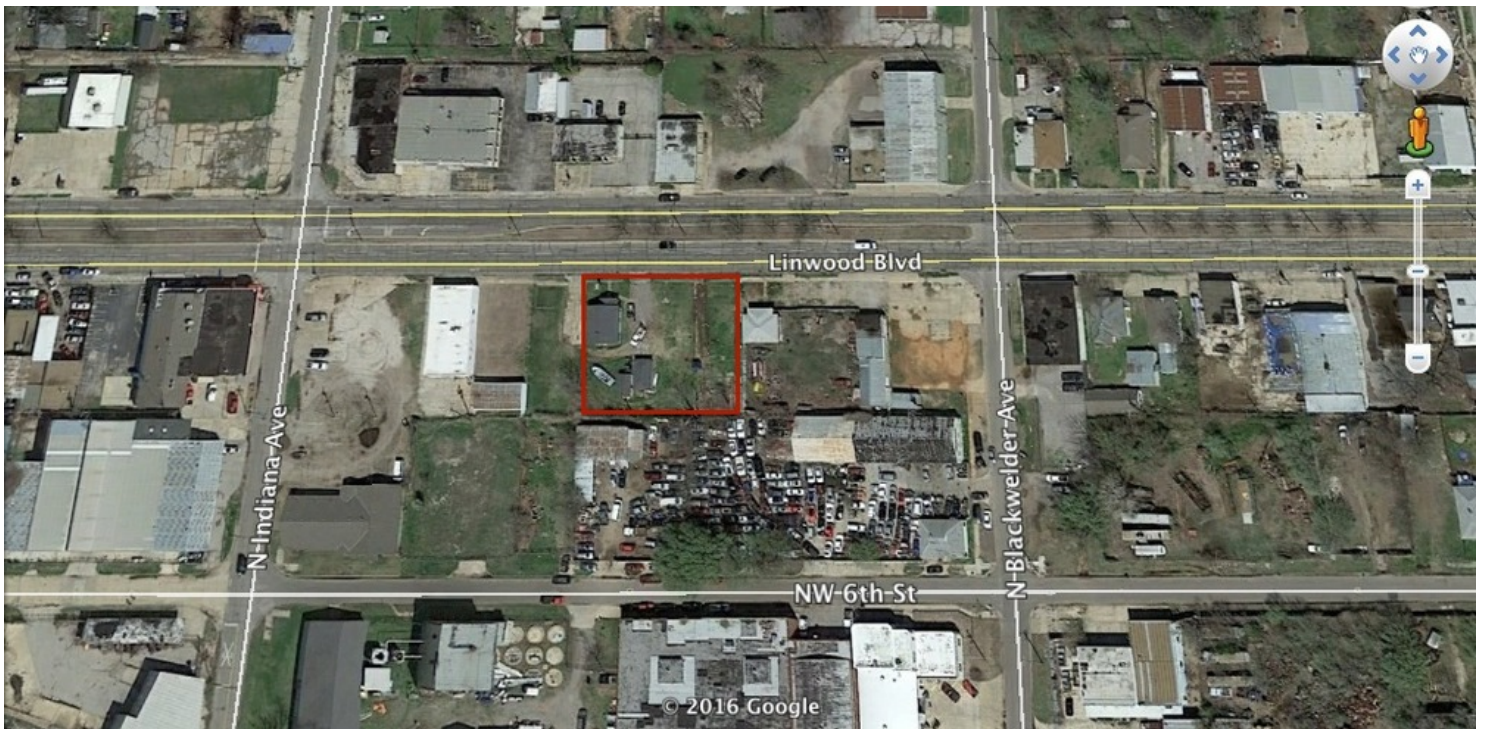


Adept Commercial Real Estate, LLC
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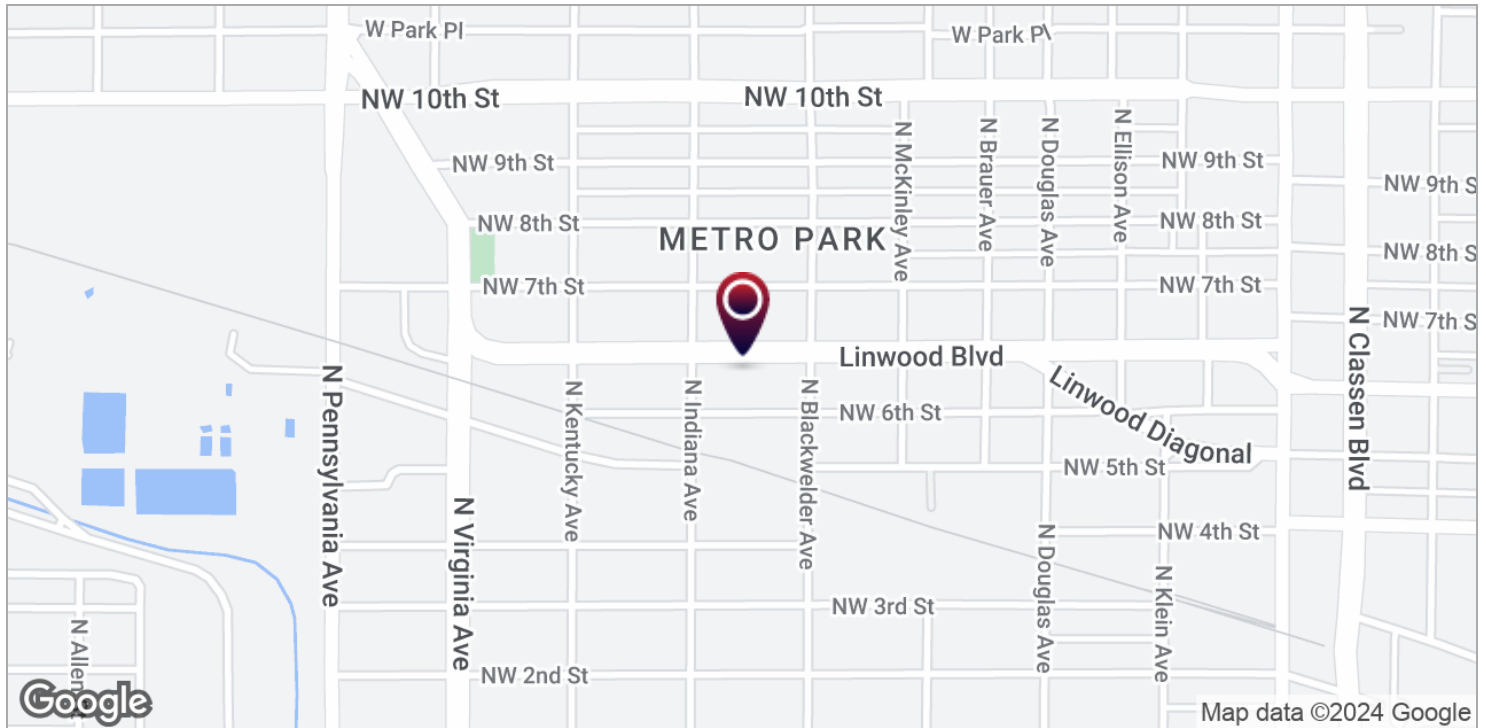


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,916	86,587	232,576
Median age	33.4	32.6	33.3
Median age (Male)	33.9	32.6	32.8
Median age (Female)	31.8	32.5	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,529	34,106	92,882
# of persons per HH	3.1	2.5	2.5
Average HH income	\$39,324	\$46,211	\$45,622
Average house value	\$87,683	\$150,796	\$141,020

* Demographic data derived from 2020 ACS - US Census



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ANDREW HWANG, ESQ

Co-Founder & Partner



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PROFESSIONAL BACKGROUND

Andrew Hwang serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate and is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis. Andrew is a real estate professional with fourteen years of experience in commercial real estate investments, brokerage, and development. He is married to his wife, Sophia, and together, they have three young children named Andrew Jr, Ezekiel and Audrey.

Recent Transactions:

Glen Eagles Shopping Center - \$3.75M | Central Plaza Student Housing - \$6.8M | LSB Chemicals Corporate Office (3 properties) - \$4M | IronGate Industrial Park (6 properties) - \$2.5M | Automobile Alley Portfolio (3 properties) - \$2.89M | NE 7th & Oklahoma - \$1.58M | Retail Portfolio in Del City, OK (11 properties) - \$2.3M | Individual Assurance Company Portfolio - \$3M | FLC Acquisitions (3 properties) - \$4M | 8th Street Market - \$1.2M | Okie Car Wash Site - \$1.1M | UKC Portfolio (3 properties) - \$1.05M | Medical Building Portfolio (RMO & ComFoCare) - \$1.55M | Timberbrooke Professional Center - \$3M | Plaza Garage - \$1.225M | 1720 National Development - \$2.5M | RBA Architects - \$1.73M | Eagle Lane Portfolio - \$1.25M | Baker Hughes Portfolio - \$1.6M | Emerson South High School Lease

EDUCATION

University of Michigan-Ann Arbor - BA Economics
University of Oklahoma College of Law - Juris Doctor

MEMBERSHIPS & AFFILIATIONS

Oklahoma Bar Association | Urban Land Institute | Commercial Real Estate Council | International Council of Shopping Centers | Leadership OKC Class XXXVI - Alumni | University of Michigan-OKC Alumni Association - President | University of Michigan-OKC Scholarship Endowment - Trustee | Frontline Church - Finance Council | Ronald McDonald House Charities - Board of Directors



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