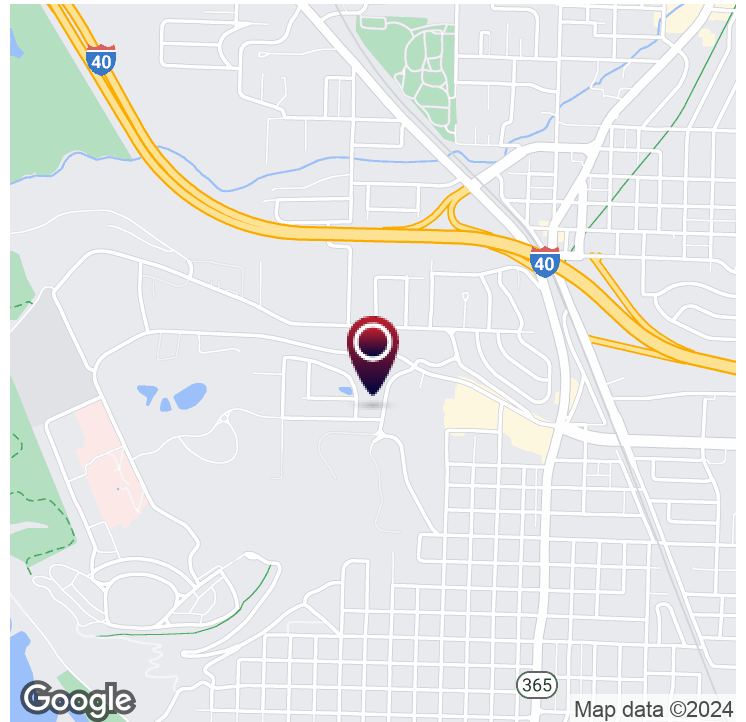


EXECUTIVE SUMMARY

FENDLEY #2

1924 Fendley Drive. North Little Rock, AR 72114



OFFERING SUMMARY

Sale Price: \$582,600

Available SF:

Lot Size: 0.8 Acres

Year Built: 1982

Building Size: 11,652 SF

Zoning: Office

Price / SF: \$50.00

PROPERTY OVERVIEW

Can be sold separate or as a package with 2000 Fendley and 1924 Fendley

PROPERTY HIGHLIGHTS

- Over 20 offices
- Private and public restrooms
- Conference rooms
- Easily divisible for multiple users
- Large meeting room ideal for seminars
- Warehouse space
- .80 acres of land
- Plenty of parking
- Easy access to I-40



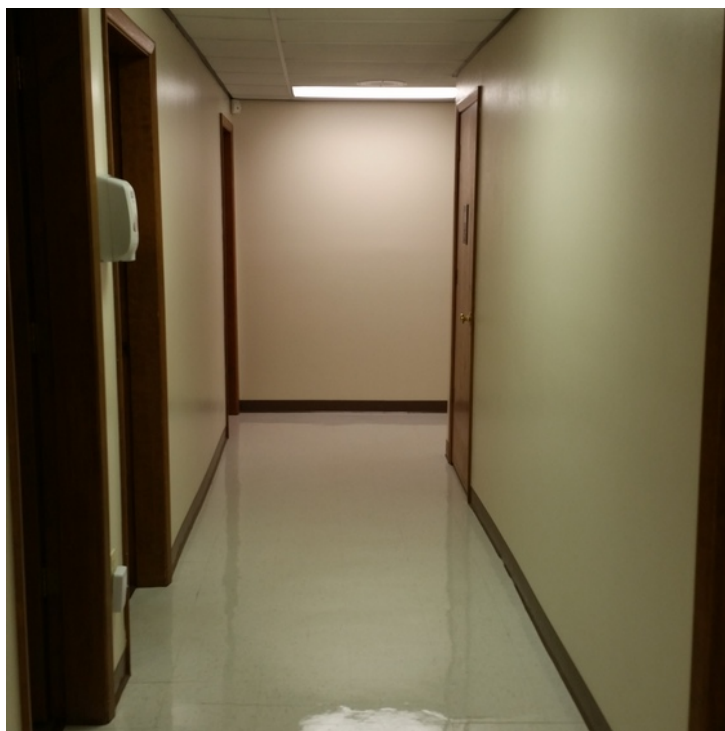
Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

ADDITIONAL PHOTOS

FENDLEY #2

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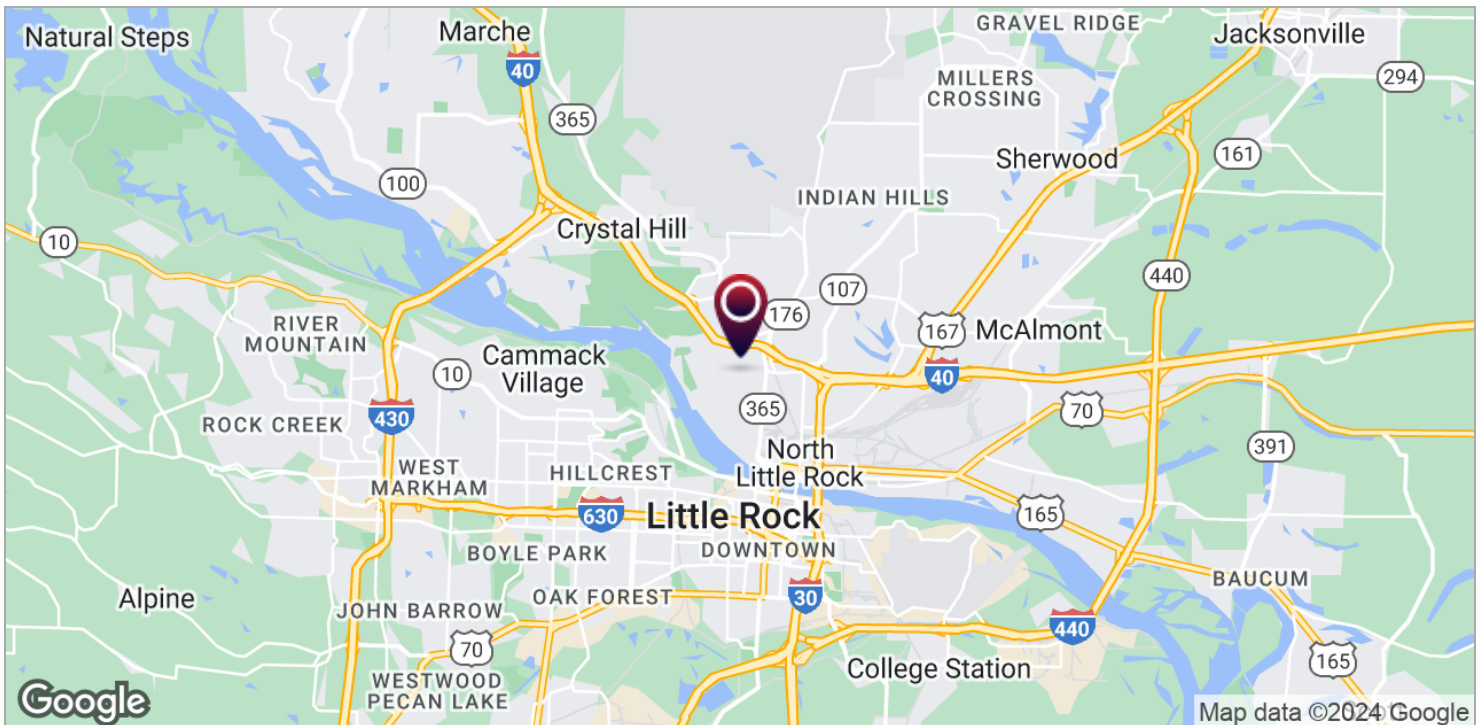
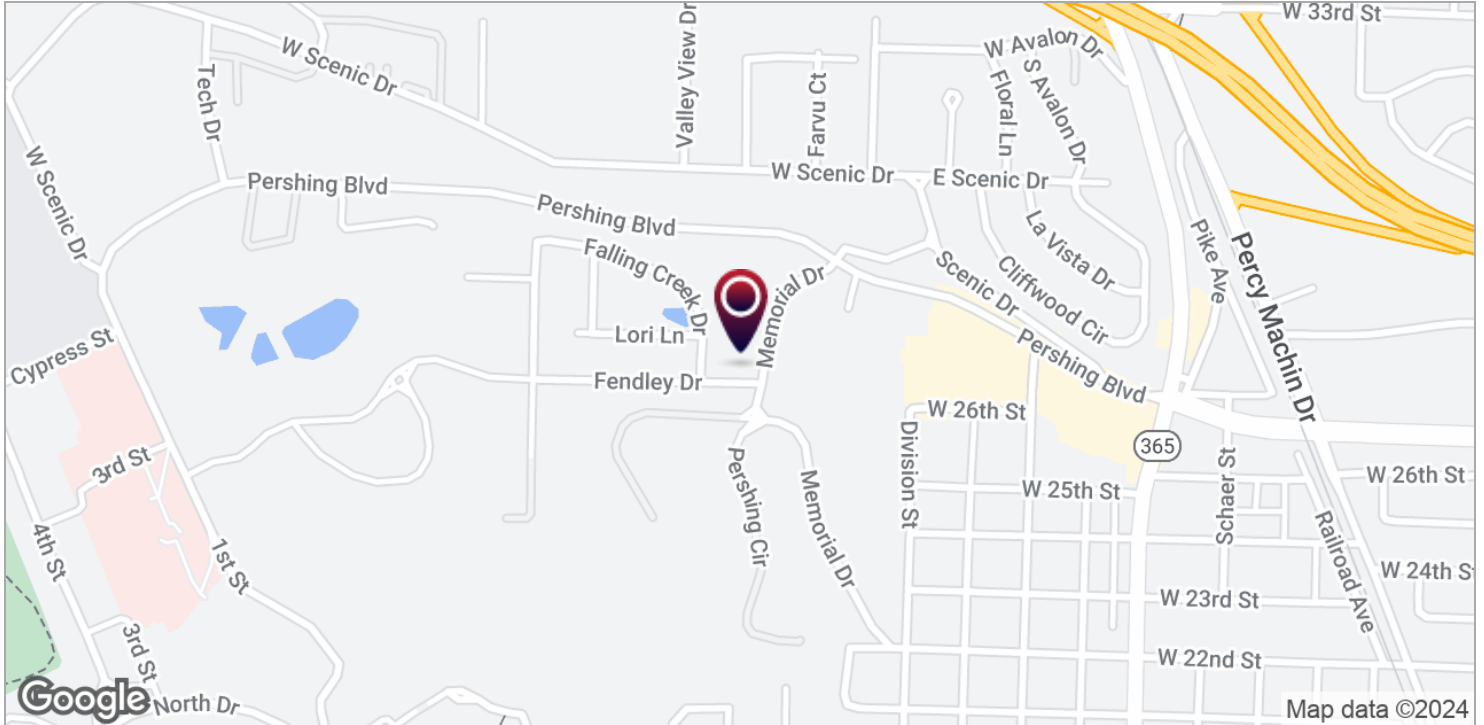


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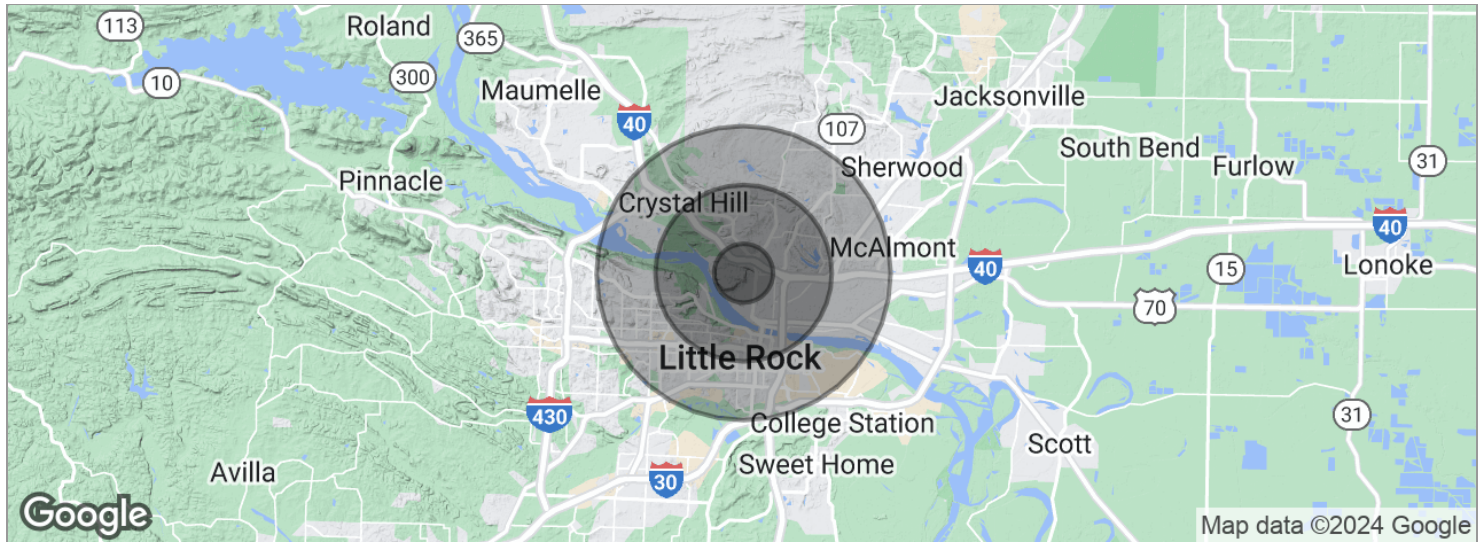


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FENDLEY #2

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,758	56,676	127,876
Median age	31.6	36.3	38.0
Median age (Male)	28.1	33.7	35.4
Median age (Female)	35.8	38.6	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,929	26,052	57,480
# of persons per HH	2.5	2.2	2.2
Average HH income	\$33,321	\$55,651	\$59,570
Average house value	\$74,708	\$178,087	\$166,980

* Demographic data derived from 2020 ACS - US Census



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FENDLEY #2

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ANDREW HWANG, ESQ

Co-Founder & Partner



1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104
T 734.223.6284
andrew@adeptcre.com
OK #170740

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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