



## RANKIN YMCA | FOR SALE

1220 RANKIN STREET EDMOND, OK 73034

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**PRICE  
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### TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
DEMOGRAPHICS	13
ADVISOR BIOS	16

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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.

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# SECTION 1

## PROPERTY INFORMATION



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## RANKIN YMCA

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### 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

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### 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.

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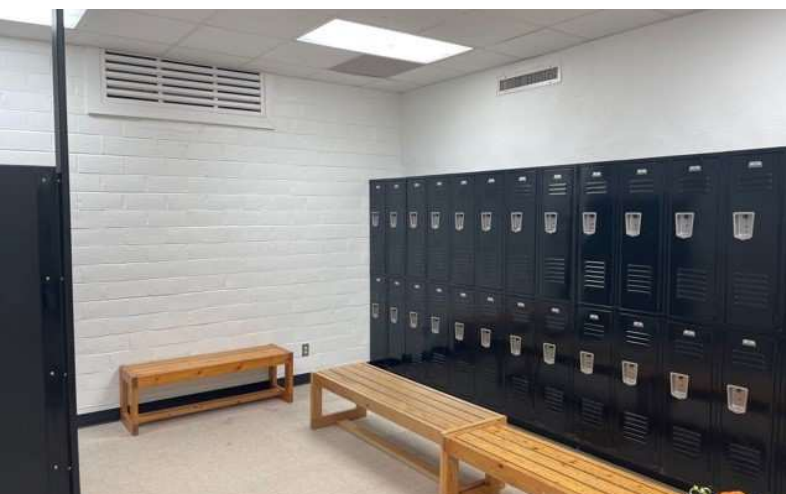
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### PROPERTY HIGHLIGHTS

- Gymnasium
- Renovated Pool
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- Adult and youth locker rooms



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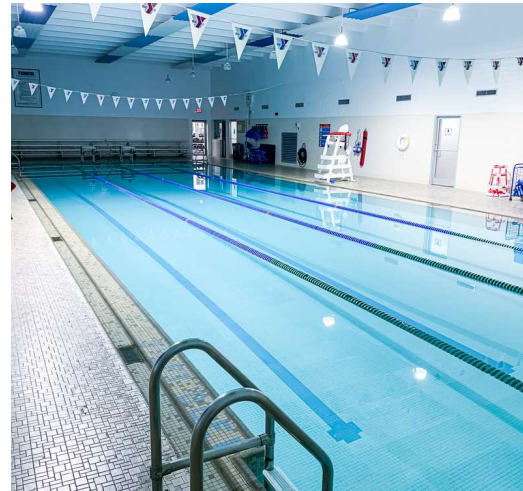
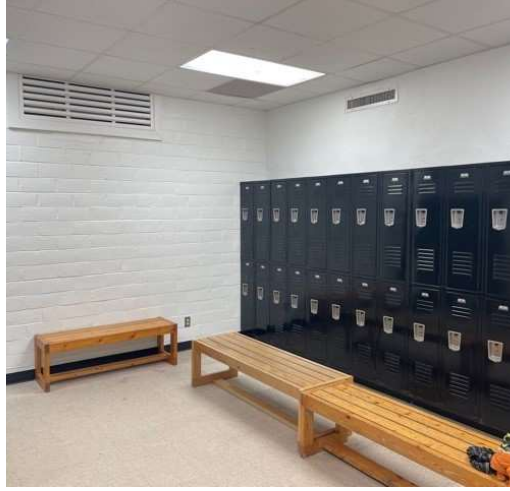
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## SECTION 2

### LOCATION INFORMATION

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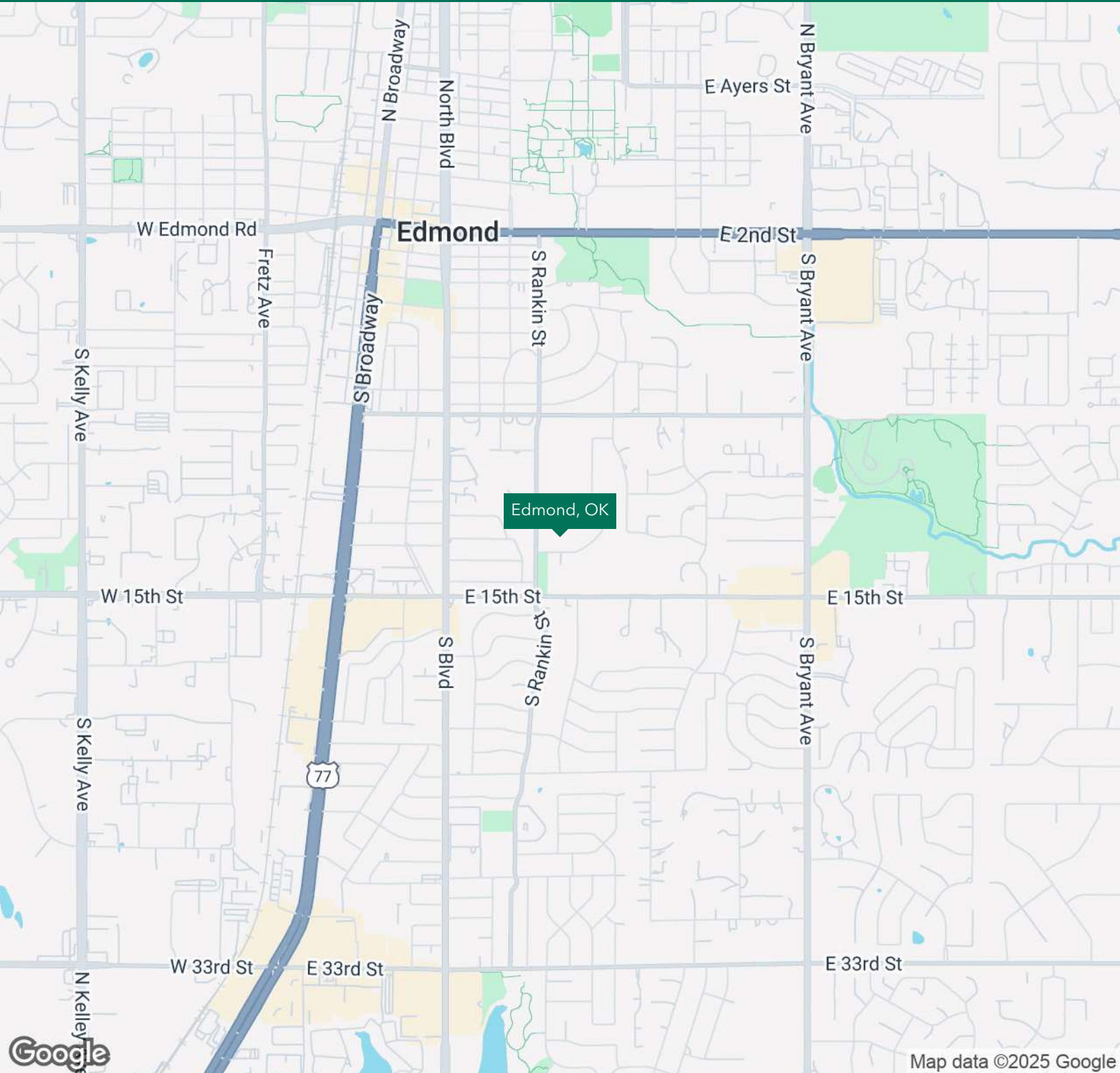
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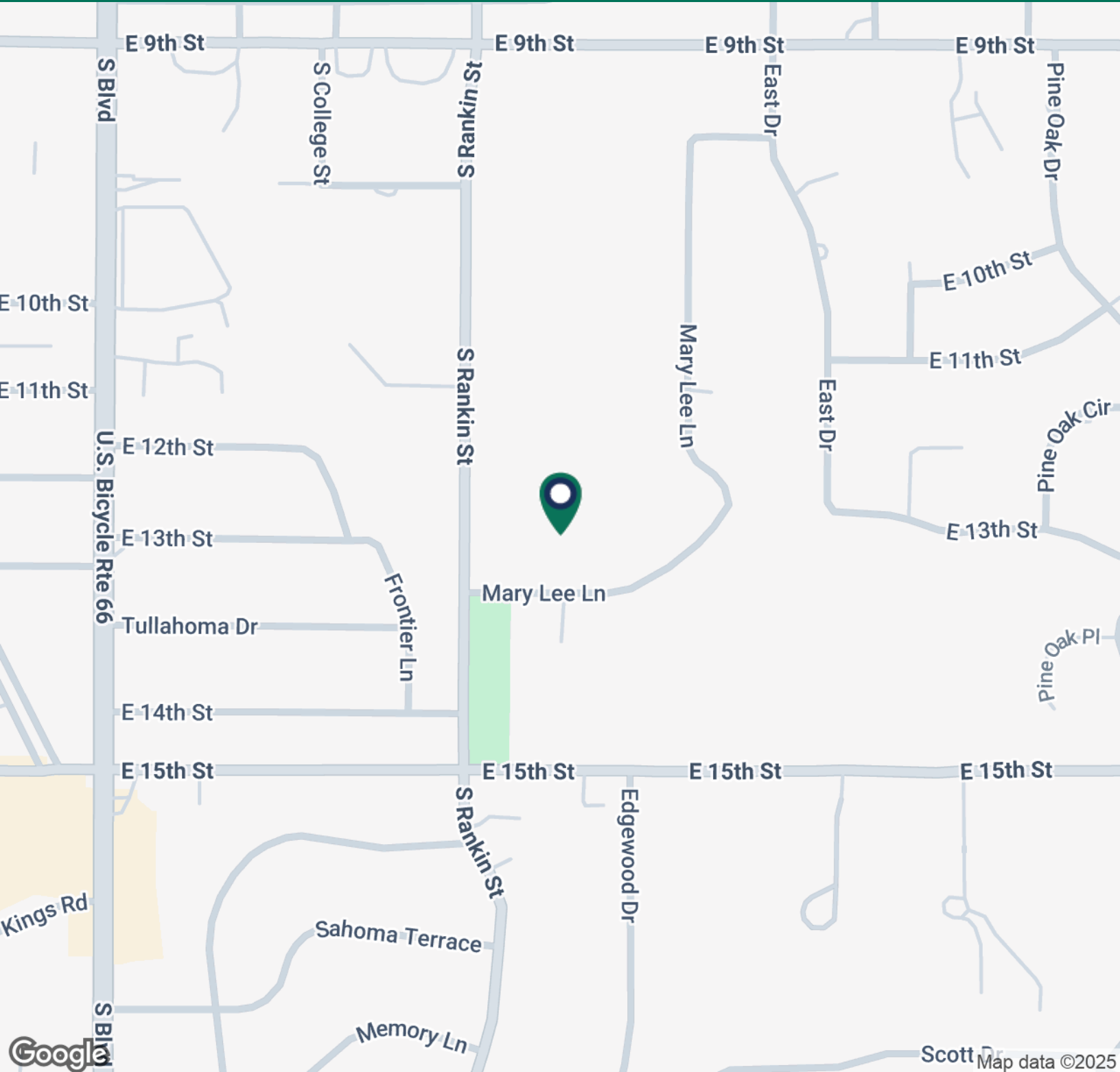
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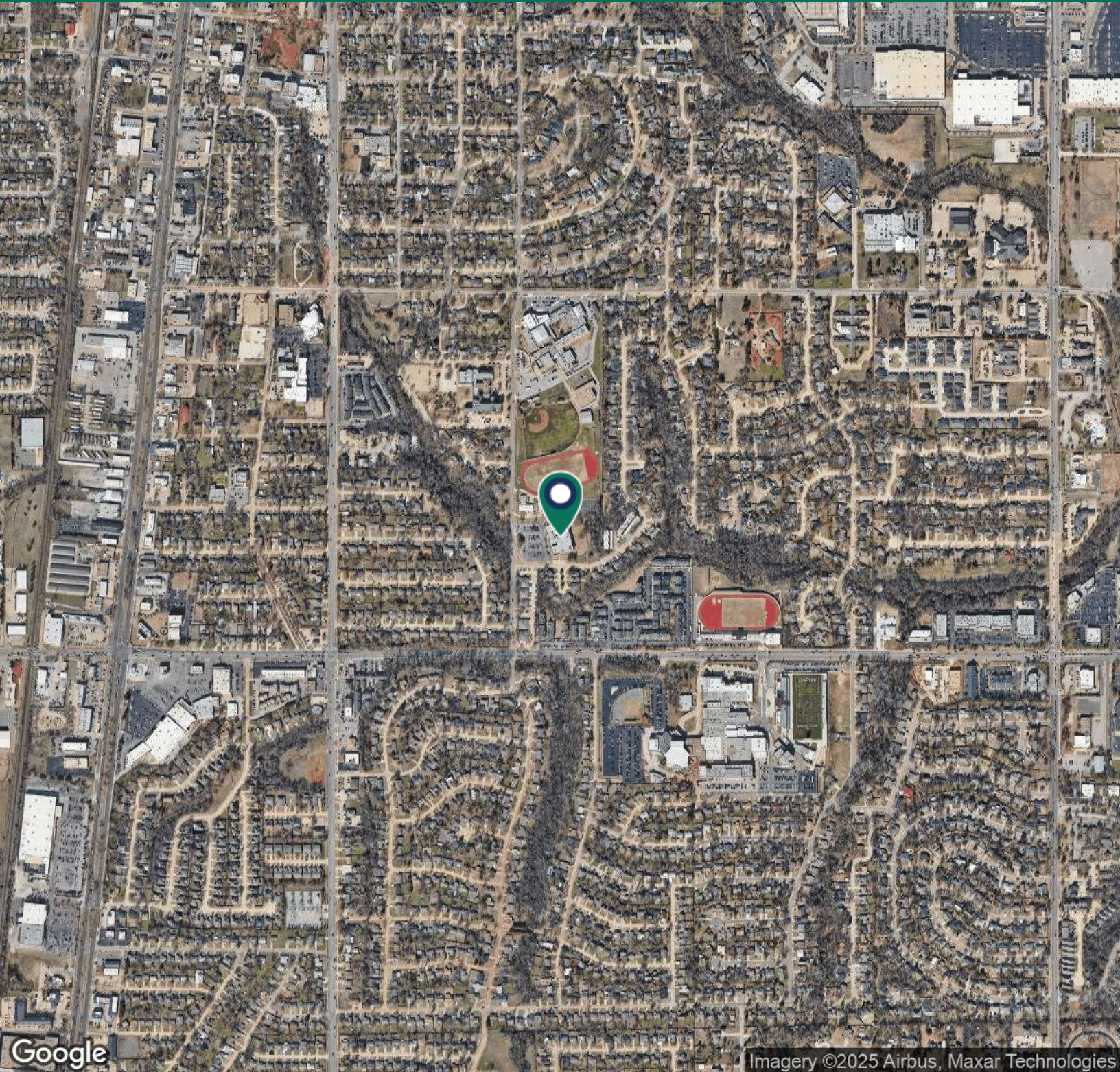


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# SECTION 3

## DEMOGRAPHICS



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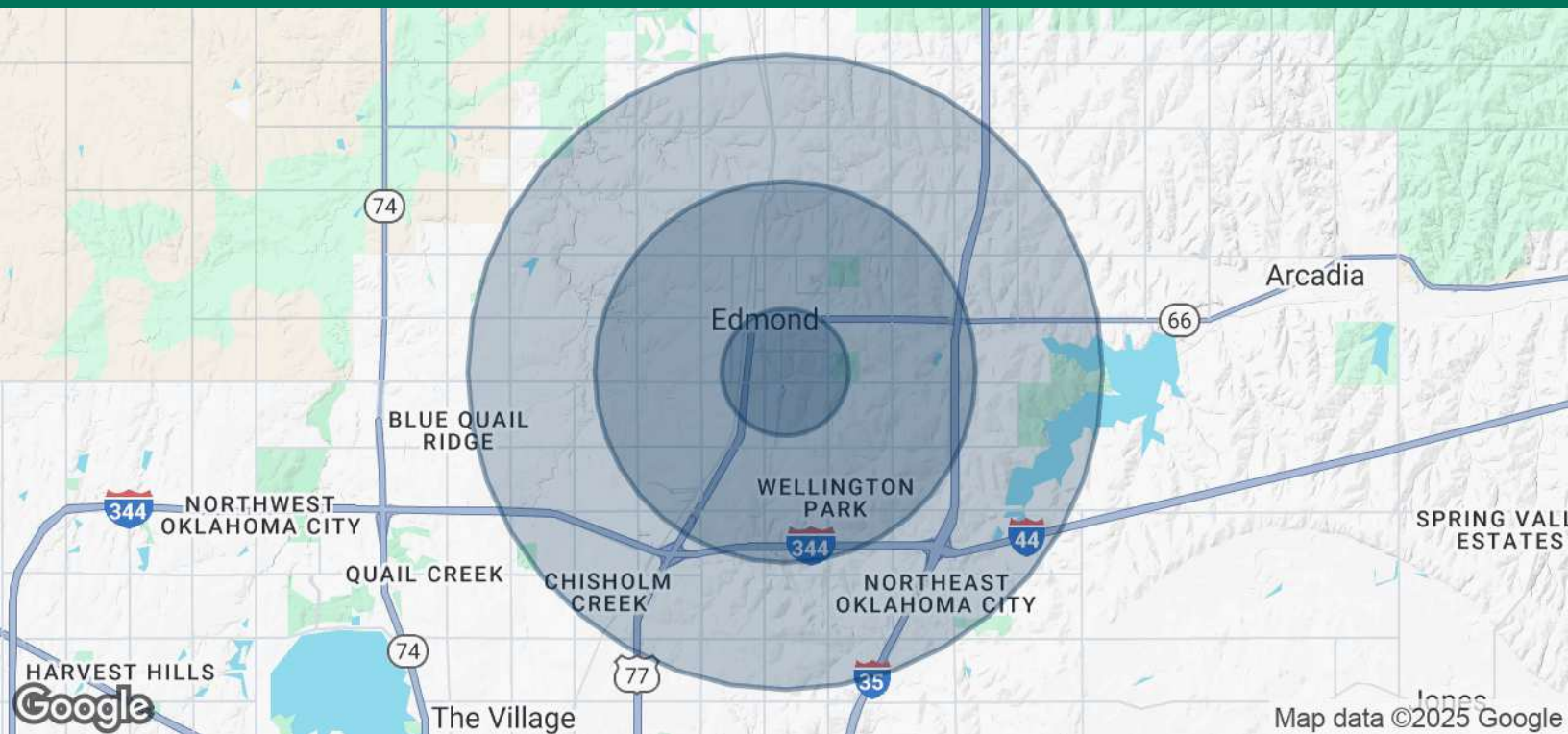
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### POPULATION

	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)

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# SECTION 4

## ADVISOR BIOS



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### PAUL RAVENCRAFT

Retail Investment Broker

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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.

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### GEORGE WILLIAMS, CCIM

Retail Investment Specialist

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### 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

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