





OFFERED

EXCLUSIVELY BY

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OFFERING SUMMARY

\$27,000,000
SALE PRICE

102 ACRES±
LAND SIZE

55%± OF LAND
ONSY CATTLE OPERATIONS

\$1,041,504
EST. ANCILLARY
INCOME

**UNINCORPORATED
ZONING**

45%± OF LAND
ANCILLARY PRODUCT

Please do not disturb tenant

THE OFFERING

Newmark Robinson Park is pleased to offer the rare opportunity to purchase this 102 acre property, located just 3.2 miles from Oklahoma City's central business district and .7 miles from I-40, adjacent to Stockyards City. What makes this offering truly unique is that it falls outside the Oklahoma City limits and is considered unincorporated land, which presents added flexibility for development—a rarity in urban areas of this size.

This expansive property includes the historic Rexall Pharmacy, the oldest operating pharmacy in Oklahoma, adding a rich layer of historical significance. The Oklahoma National Stockyards has long been a cornerstone of the state's cultural heritage, and this opportunity presents a chance to continue that legacy while tapping into the national trend of agricultural tourism, an industry that is rapidly growing across the country.

With its blend of prime commercial real estate - **retail, office, industrial, and land** - this property is perfectly positioned for creative development, all while preserving the authentic spirit of Oklahoma's agricultural history. Adjacent to Stockyards City, known for its Western heritage and businesses like Cattleman's Steakhouse, this property offers both cultural preservation and modern economic growth potential.

The Oklahoma National Stockyards, founded on October 3, 1910, plays a crucial role in setting national cattle prices due to its status as one of the largest and most influential cattle markets in the United States. Industry stakeholders use market reports from the Stockyards to gauge current market conditions, including pricing for different cattle categories. In addition, the USDA monitors and reports on transactions at the Oklahoma National Stockyards, which are used to inform national price benchmarks and lend transparency and credibility to transactions.

Located between a cow-calf area to the East and South and a stocker-feeder grain region to the West, Oklahoma became the nation's third-largest calf-producing state by the 1970s. By the early 1980s, the Oklahoma City stockyards had become the nation's leading cattle market, handling a million animals annually.

PROPERTY HIGHLIGHTS



UTILITIES

Taps into City sewer

4 wells (2 viable), back-up to City of OKC water as needed

ONSY controls & maintains power lines and sewer/water on the property

Connects to City of OKC for water/sewer, OG&E for electric, and ONG for gas.



LOCATION

.7 miles south of I-40

3.2 miles west of Downtown OKC

5.4 miles east of Will Rogers Int'l Airport

At the entrance to Stockyards City



INVESTMENT

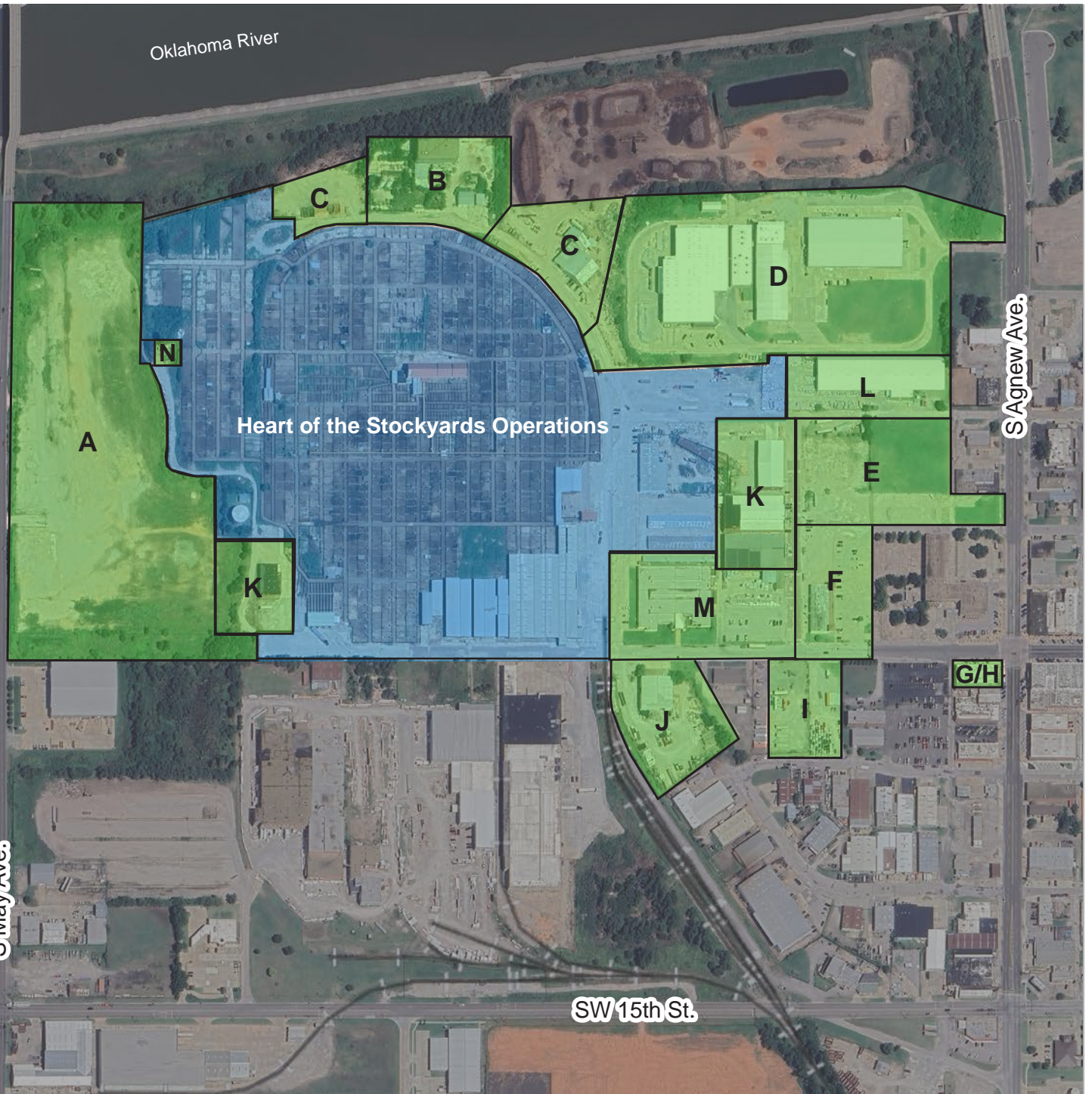
Abundance of land available for development

Economic growth potential

Unincorporated Zoning

ANCILLARY INCOME PROPERTIES

TENANT	SIZE
A Undeveloped Land	17 acres±
B Rendering Plant - old	10,000 SF 2.5 acres±
C Murphy's Soil Yard & Sales Ctr.	14,200 SF
D A & D Supply	198,317 SF
E Undeveloped Land	5.05 acres±
F Radio OK, Crawford Phillips, KIS, Stockyards City	1,500 - 3,000 SF
G Cutting Co (barber)	800 SF
H Pharmacy / Office vacancy	10,000 SF±
I Undeveloped Land	1.9 acres±
J Murphy Products	2,200 SF
K Consolidated Electric Dist.	58,470 SF
L Cameron Ashley Building Products	41,000 SF
M Multi-tenant office building	42,000 SF
N Verizon & T-Mobile Cell Towers	N/A



LEASE SUMMARY

Map	Address	Tenant	Size	Lease Expiration	Annual Revenue	Lease Type
A	N/A	Undeveloped Land	17 acres±	N/A	N/A	N/A
B	2801 SW 12th St.	Rendering Plant - old	10,000 SF 2.5 acres±	N/A	N/A	N/A
C	1010 North St.	Murphy's Soil Yard	14,200 SF	N/A	\$7,200	Modified Gross
D	801 S Agnew Ave.	A & D Supply	198,317 SF	N/A	\$47,837	Modified Gross*
E	1123 S Agnew Ave.	Undeveloped Land	5.05 acres±	N/A	N/A	N/A
F	2401 Exchange Ave. (multiple suites)	Radio OK, Crawford Phillips, KIS, Stockyards City	1,500 - 3,000 SF	Varies from 1 year to July 2031	\$55,200	Modified Gross
G	1305 S Agnew Ave.	Cutting Co.	800 SF	May 2025	\$6,000	Modified Gross
H	2300 Exchange Ave.	Pharmacy / Office vacancy	10,000 SF	October 2024	\$16,797	Modified Gross*
I	2424 Exchange Ave.	Undeveloped Land	1.9 acres±	N/A	N/A	N/A
J	2512 Exchange Ave.	Murphy Products	2,200 SF	November 2024	\$57,072	Modified Gross
K	1205 North St.	Consolidated Electric District	58,470 SF	June 2029	\$294,000	NNN
L	2401 SW 10th St.	Cameron Ashley Building Products	41,000 SF	December 2027	\$156,000	Modified Gross
M	2501 Exchange Ave.	Multi-tenant Office Building / 95% leased	42,000 SF	N/A	\$380,468	Modified Gross
N	N/A	Verizon & T-Mobile cell towers	N/A	N/A	\$20,930	T-Mobile reimburses ONSY for electric

*Tenants reimburse ONSY for the yearly property tax

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MAJOR OKC DEVELOPMENTS



\$900M | NEW ARENA | Downtown OKC

A new arena will host NBA' OKC Thunder, concerts and events



\$400M | OKANA | River District

Chickasaw Nation will deliver the 404-Key resort in Spring 2025



\$200M | OAK | Northwest OKC

Mixed-use development featuring upscale shopping and 132-Key Lively Hotel.



\$190M | CONVERGENCE | Innovation District

Mixed-use building featuring office, labs, hotel & Innovation Hall

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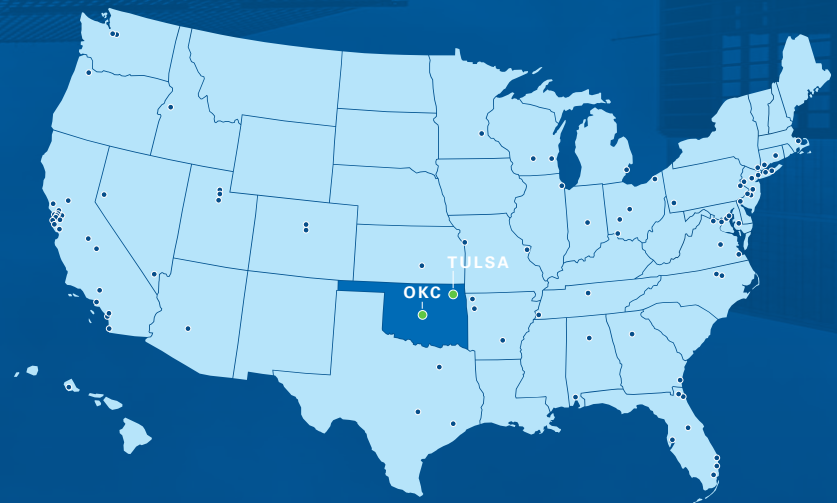
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NATIONAL REACH, LOCAL EXPERTISE

We are an affiliate of Newmark National, and as such have access to national data, trends and other resources. This includes up-to-the-minute response to COVID-19 and how it affects our clients.

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