

OFFICE SPACE FOR SALE

# RED PLAINS SURVEYING COMPANY

1917 S Harvard Dr, Oklahoma City, OK  
73128

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| PROPERTY INFORMATION | 3  | All materials and information received or derived from Creek Commercial Realty, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided |
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PRESENTED BY

Chris Castro, Associate

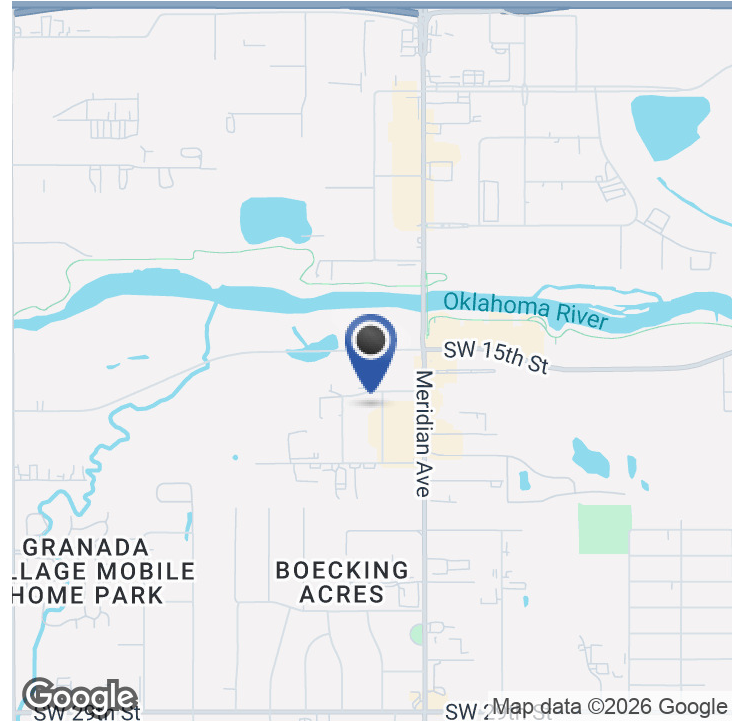
SECTION 1

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# PROPERTY INFORMATION



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                         |
|----------------|-------------------------|
| Sale Price:    | Subject To Offer        |
| Building Size: | 6,966 SF                |
| Available SF:  |                         |
| Lot Size:      | 22,057 SF               |
| Price / SF:    | -                       |
| Year Built:    | 1977                    |
| Renovated:     | 1979                    |
| Zoning:        | I-2                     |
| Market:        | Oklahoma City Metro     |
| Submarket:     | Southwest Oklahoma City |

### PROPERTY OVERVIEW

Introducing a 7,388 SF Office Building in the heart of Oklahoma City Metro area. Constructed in 1977 and meticulously renovated in 1979, offers an ideal space for discerning investors. Zoned I-2, the property boasts 4 dedicated bathrooms, a conference room, and a storage area with convenient access to the rear parking lot. With a sturdy roof exceeding 10 years in age, this property presents a sound investment for those seeking value and potential in the commercial real estate market.

### PROPERTY HIGHLIGHTS

- 16 offices
- 1 reception/ admin office
- 1 server closet
- 1 big kitchen closet
- 1 kitchen break room
- 2 conference rooms
- 4 bathrooms
- 1 waiting room

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

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### LOCATION DESCRIPTION

Discover the thriving business opportunities surrounding the Red Plains Surveying Company in the heart of Oklahoma City. This dynamic location offers easy access to nearby points of interest such as Will Rogers World Airport and the bustling downtown district. The area boasts a diverse range of amenities, from leading corporate headquarters and cutting-edge technology firms to charming local eateries and retail destinations. With its strategic position within the Oklahoma City Metro market, investors will find ample potential for growth and prosperity in this vibrant and evolving business hub.



## COMPLETE HIGHLIGHTS

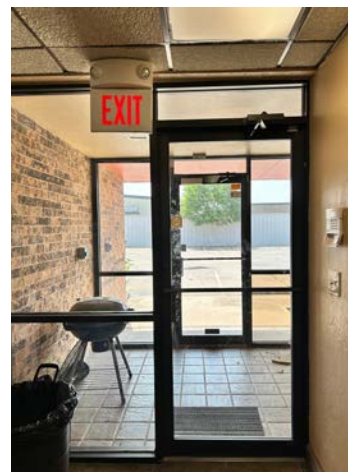
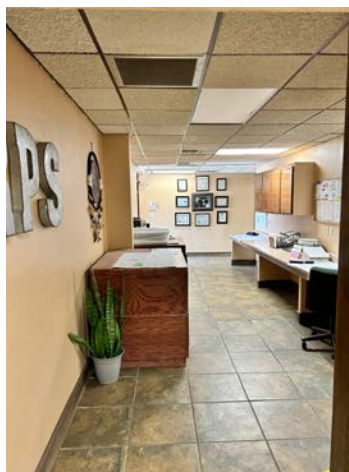


### PROPERTY HIGHLIGHTS

- Zoned I-2
- 7,388 SF building
- Renovated in 1979
- 4 dedicated bathrooms
- Conference room
- Storage area with rear parking lot access
- Spacious and modern layout
- High visibility and exposure
- Ample parking for staff and clients
- Versatile interior for various business types
- Proximity to major amenities and transportation
- Attractive and well-maintained facade
- Opportunity for customized branding and signage



## ADDITIONAL PHOTOS





## SECTION 2

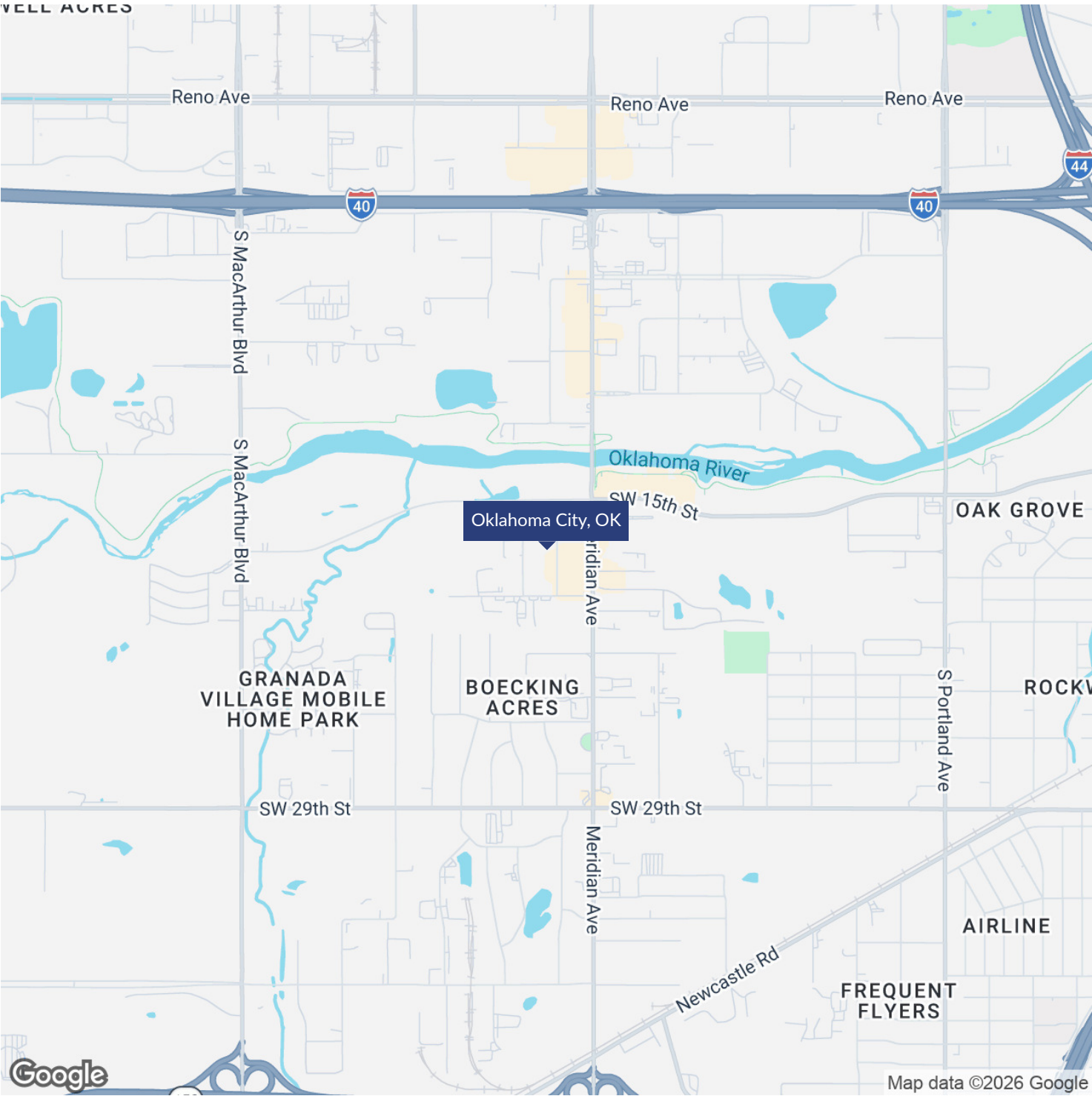
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# LOCATION INFORMATION



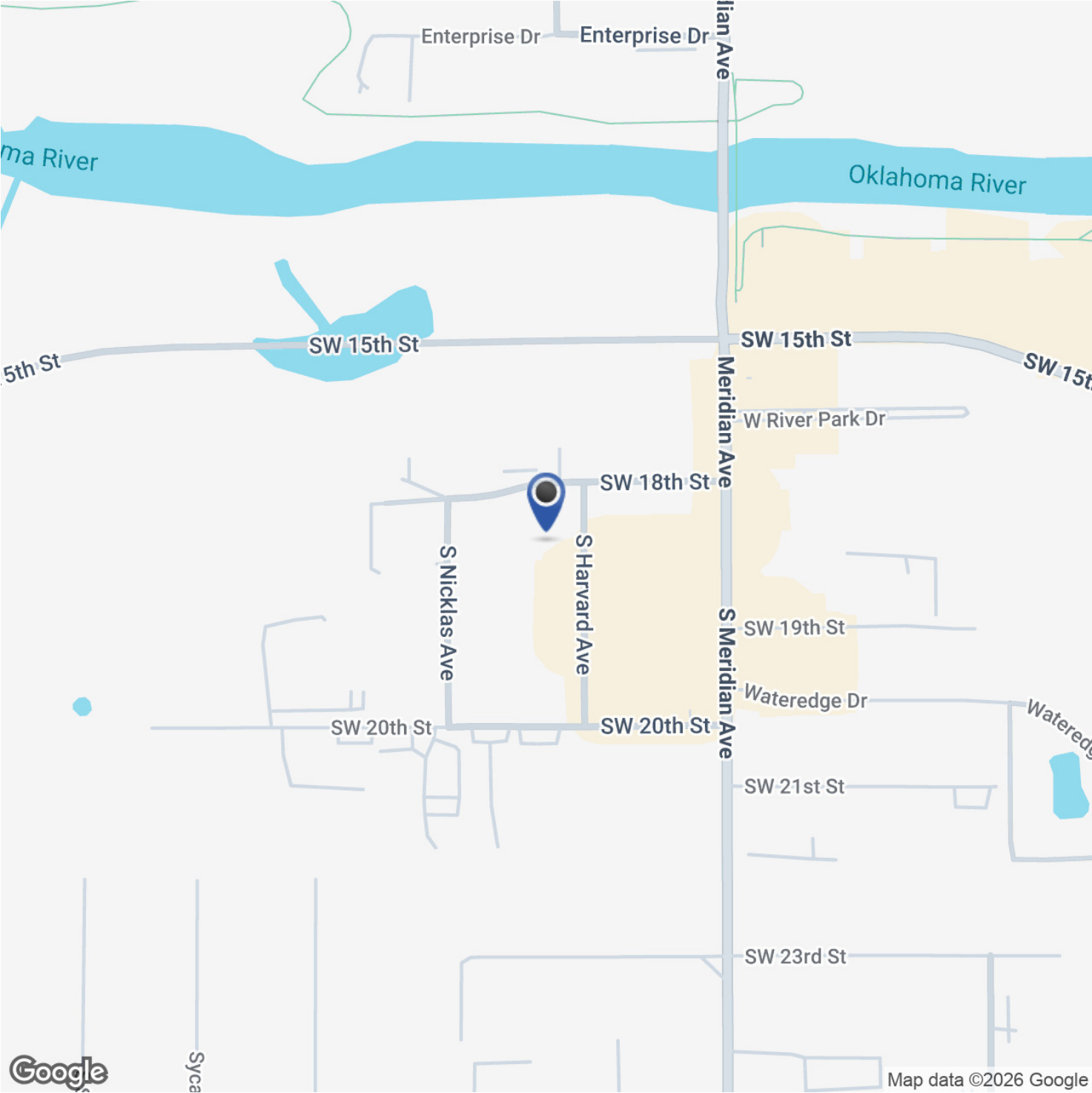


REGIONAL MAP



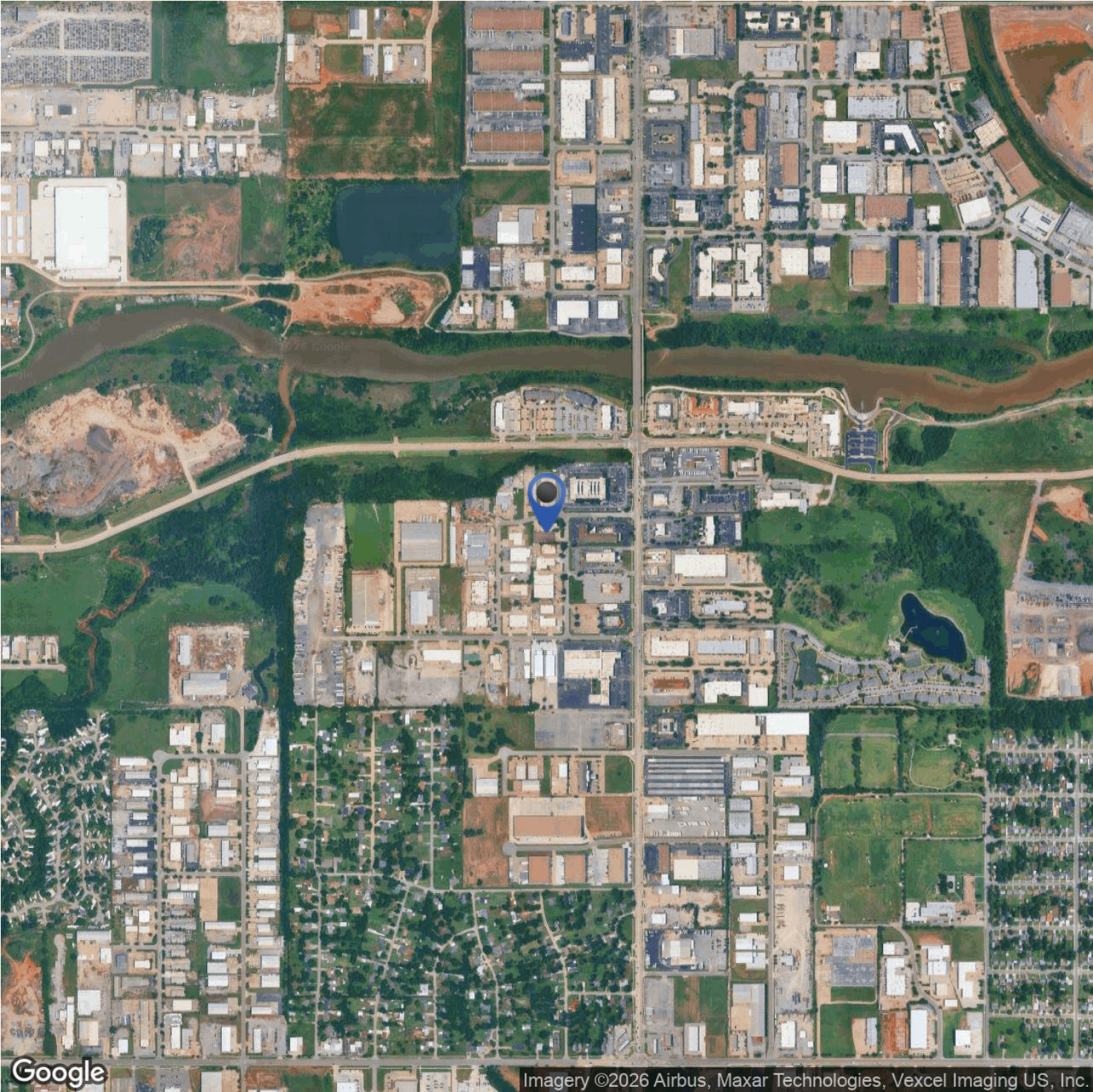


LOCATION MAP



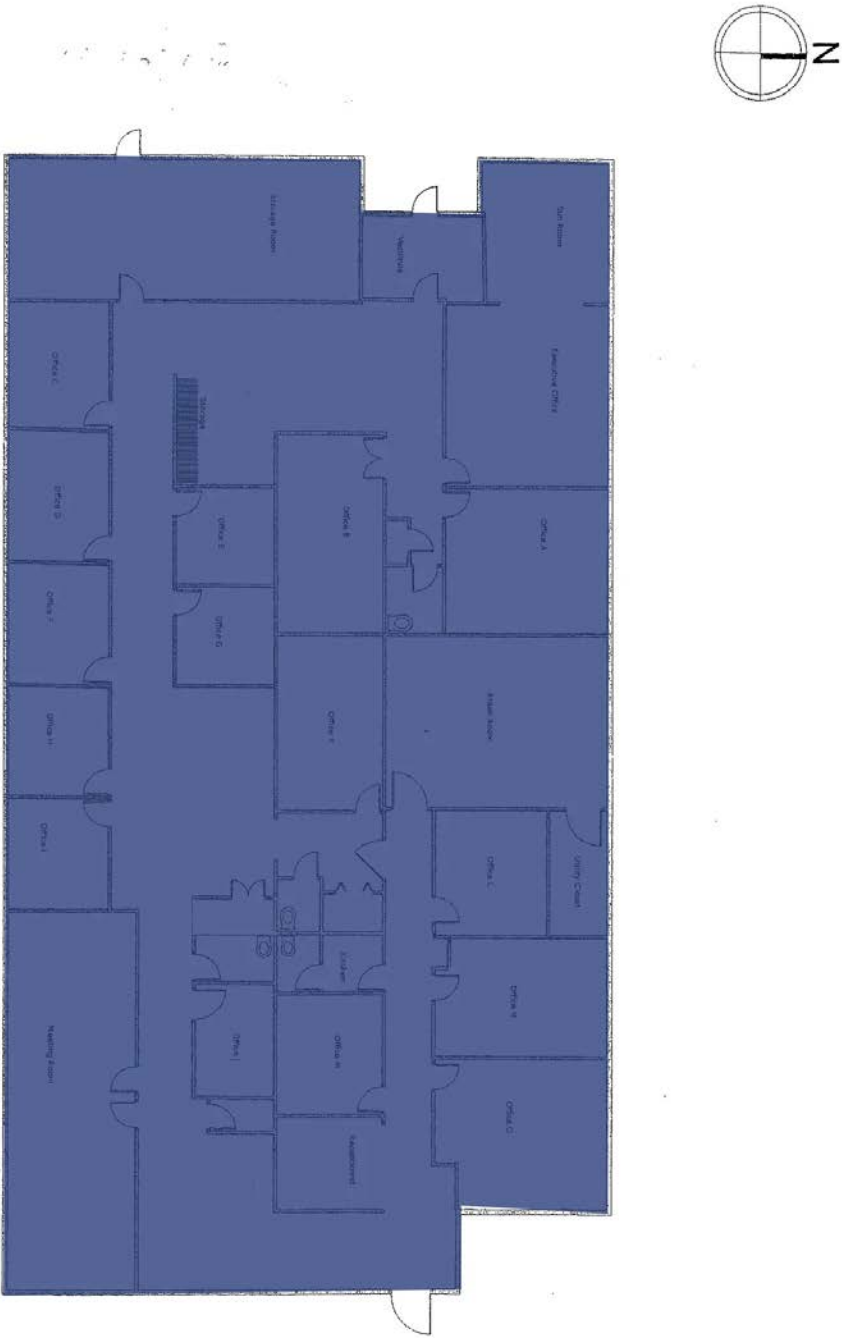


AERIAL MAP





SITE PLANS



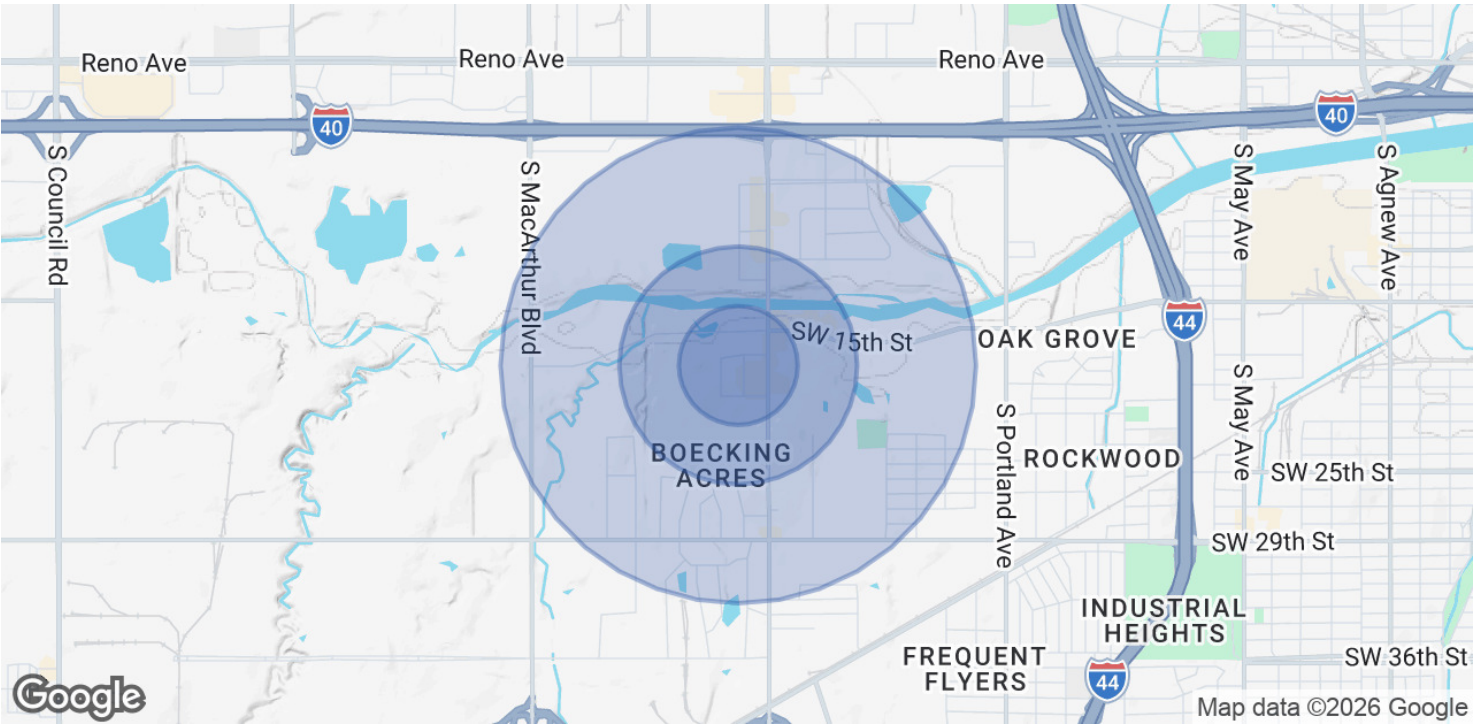
SECTION 3

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# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 177        | 834       | 3,006  |
| Average Age          | 33.5       | 32.4      | 32.0   |
| Average Age (Male)   | 31.2       | 29.5      | 29.1   |
| Average Age (Female) | 38.3       | 38.1      | 37.8   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE   |
|---------------------|------------|-----------|----------|
| Total Households    | 76         | 365       | 1,323    |
| # of Persons per HH | 2.3        | 2.3       | 2.3      |
| Average HH Income   | \$98,880   | \$85,289  | \$79,367 |
| Average House Value | \$100,473  | \$91,964  | \$86,135 |

2023 American Community Survey (ACS)



## SECTION 4

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# ADVISOR BIOS

## ADVISOR BIO 1



### CHRIS CASTRO

Associate

chris@creekcre.com

Direct: 405.317.0627

### PROFESSIONAL BACKGROUND

Chris Castro joined Creek CRE in April 2026 as an Associate, bringing a dynamic blend of creative perspective and hands-on real estate experience. Prior to joining Creek CRE, he served as an Office Specialist at Pivot Real Estate Brokerage, where he built a strong foundation in transaction coordination, client relations, and the day-to-day operations of a brokerage.

Chris earned a degree in Visual Communication from the University of Oklahoma, developing a sharp eye for branding, marketing, and visual storytelling. He leverages these skills to position properties strategically and communicate value clearly and effectively to clients.

Fluent in Spanish, Chris connects with a diverse client base and delivers a more inclusive, accessible experience throughout every stage of the transaction.

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