



FOR SALE

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# 3333 W HEFNER RD

Oklahoma City, OK 73120



**TYLER HUXLEY**  
405.973.8435  
tyler@creekcre.com

**GARRETT MCGINNIS**  
405.919.9297  
garrett@creekcre.com

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600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

JULY 21, 2026



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |              |
|----------------|--------------|
| Sale Price:    | \$12,500,000 |
| Building Size: | 88,455 SF    |
| Lot Size:      | 11.47 AC     |
| Price / SF:    | \$141.31     |
| Year Built:    | 1975         |
| Zoning:        | PUD-2034     |

**Inquire about leasing opportunities**

### PROPERTY OVERVIEW

3333 W Hefner Rd offers a rare opportunity to acquire a landmark multi-purpose sports and fitness facility in northwest Oklahoma City. Positioned on the northeast corner of W Hefner Rd and Lake Hefner Parkway, the property benefits from exceptional visibility, strong traffic counts, and immediate access to surrounding retail, residential, and recreational amenities near Lake Hefner.

The facility has a long-standing history as a premier athletic and community destination, formerly operating as Lighthouse Sports & Fitness and now home to TB Fitness Club. The property features expansive training areas, indoor courts, outdoor pool, turf space, golf simulators, recovery amenities, locker rooms, and flexible recreation space suitable for fitness, sports, wellness, training, or redevelopment opportunities.

### PROPERTY HIGHLIGHTS

- Hard corner location at W Hefner Rd & Lake Hefner Parkway
- Strong visibility with traffic counts exceeding 100,000 VPD
- Flexible layout suited for sports, fitness, wellness, recreation, or redevelopment
- Established community presence with rich operating history
- Ample on-site parking and convenient access throughout northwest Oklahoma City

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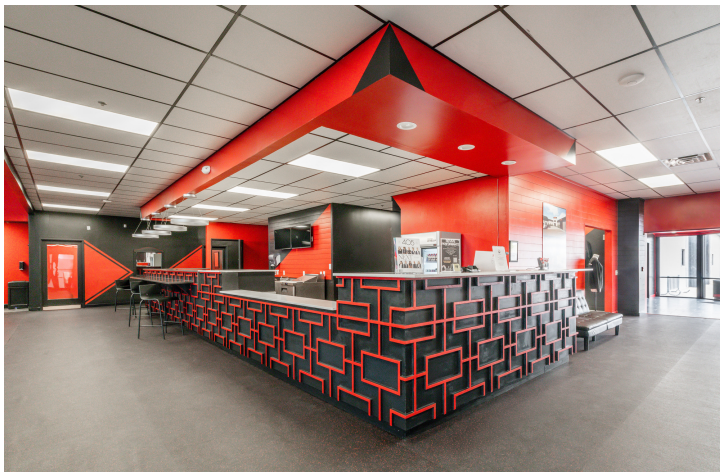
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## FITNESS CENTER



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## SPORT COURT



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## OUTDOOR VOLLEYBALL



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## OFFICE



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## ADDITIONAL PHOTOS



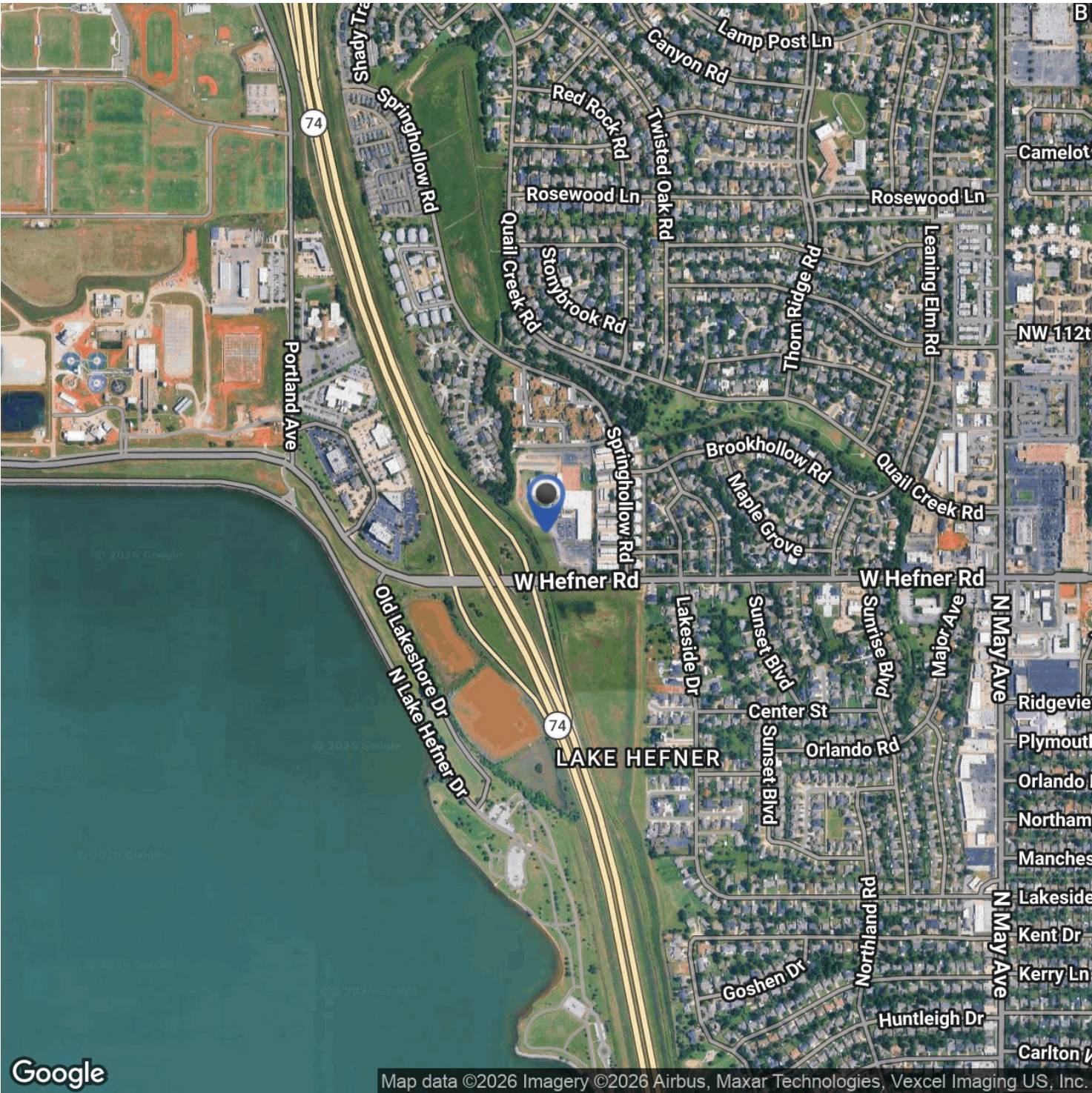
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LOCATION MAP

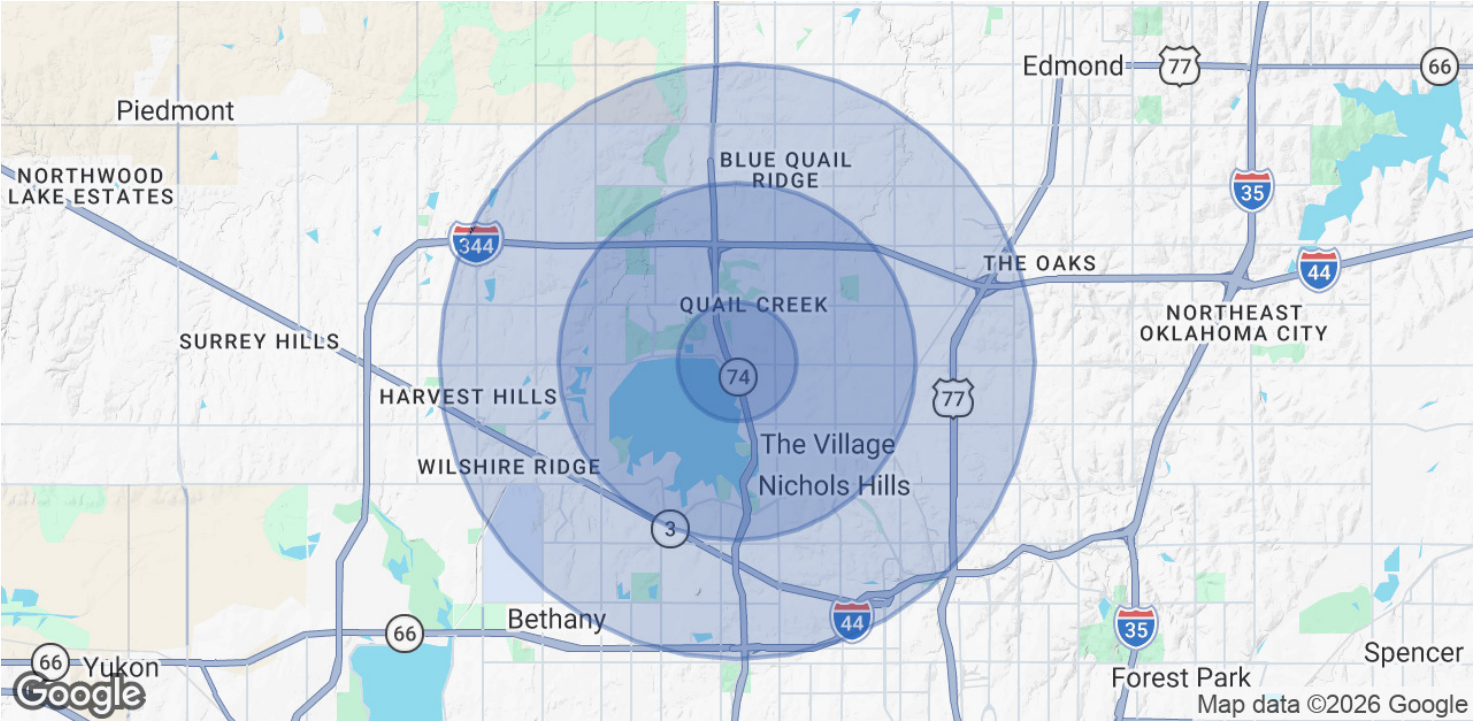


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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,063  | 69,080  | 200,427 |
| Average Age          | 41.6   | 38.8    | 37.7    |
| Average Age (Male)   | 41.5   | 37.7    | 36.5    |
| Average Age (Female) | 43.3   | 40.4    | 39.4    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,935     | 34,192    | 89,646    |
| # of Persons per HH | 2.1       | 2.0       | 2.2       |
| Average HH Income   | \$125,130 | \$100,082 | \$99,848  |
| Average House Value | \$321,331 | \$308,696 | \$299,012 |

2023 American Community Survey (ACS)

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