



6416 NW 39th Expy, Bethany, OK 73008



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Property Overview

- Former Good Year Mechanic and Tire shop situated along a major retail corridor in Bethany, Oklahoma.
- Located within proximity of I-44, I-40, I-235, and John Kilpatrick Toll Road, providing excellent regional accessibility.
- Rare turn-key opportunity for an investor or owner-user to capitalize on a historically profitable business concept with all equipment to convey with the sale.

Property Highlights

- Primary Property Type: Retail
- Primary Sub-Type: Freestanding
- Rentable (Sq. Ft.): 7,208
- Gross Area (Sq. Ft.): 7,208
- Year Built: 1970
- Occupancy: 0%
- Lot Size (Acres): 0.48

Ownership & Terms

The property is being offered vacant with limited operating equipment, free from all debt and encumbrances, The terms of the sale are all cash to the seller at closing, The property is offered “as is, where is” condition on fee simple land

Upside Potential

Owner operator to open the business



Historic Sales & Projection

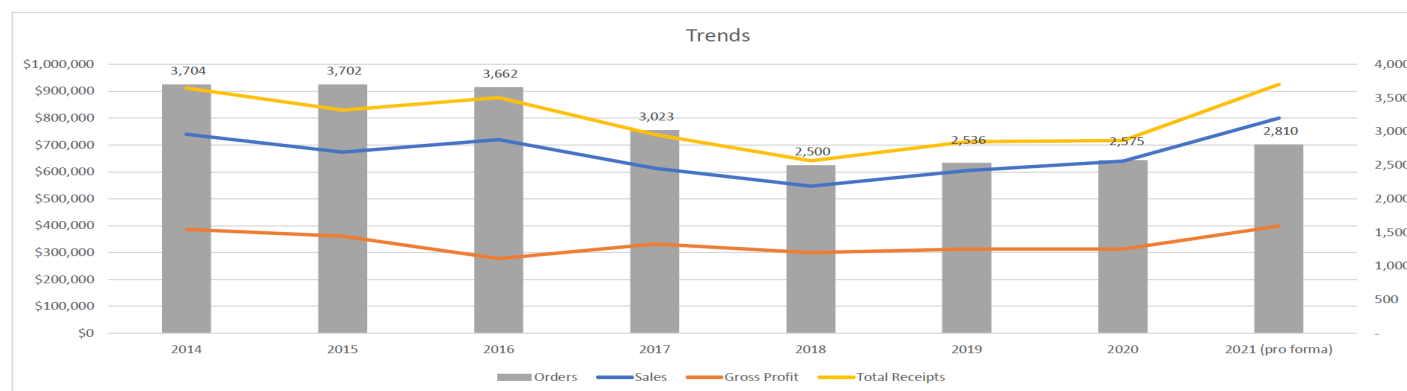
Former Good Year Mechanic and Tire shop situated along a major retail corridor in Bethany, Oklahoma

Historic sales going back to 2014 and 2021 Performa



Year	2014	2015	2016	2017	2018	2019	2020	2021 (YTD-3/31/21)	2021 (pro forma)
Sales	740,080.38	673,214.10	719,625.95	613,310.43	546,905.22	605,376.91	640,602.53	196,127.60	799,832.87
Gross Profit	386,893.44	361,202.12	278,091.26	331,403.74	300,077.45	313,405.52	313,711.36	97,747.39	398,626.07
Orders	3,704	3,702	3,662	3,023	2,500	2,536	2,575	689	2,810
Avg Sale/Order	199.81	181.85	196.51	202.88	218.76	238.71	248.78	284.66	284.66
Avg Gross Profit/Order	104.45	97.57	75.94	109.63	120.03	123.58	121.83	141.87	141.87
Card	530,275.84	477,349.88	535,930.59	476,715.03	431,153.26	487,485.70	474,207.77	160,027.56	652,612.39
Cash	57,575.67	52,237.23	55,141.39	38,780.69	33,789.89	37,161.76	40,295.73	11,868.56	48,401.47
Check	214,877.49	195,537.11	182,841.63	144,447.42	117,546.20	118,210.67	128,843.77	33,770.31	137,719.55
Charged	108,742.88	104,409.91	102,991.36	79,415.95	58,775.52	70,140.02	72,578.88	21,176.71	86,361.27
Advance Pay	0						600.00		600.00
Total Receipts	911,471.88	829,534.13	876,904.97	739,359.09	641,264.87	712,998.15	716,526.15	226,843.14	925,694.68
Avg Receipt/Order	246.08	224.08	239.46	244.58	256.51	281.15	278.26	329.24	329.45

Avg Orders Per Month	309	309	305	252	208	211	215	57	234
Avg Work Days Per Month	21.6	21.6	21.6	21.6	21.6	21.6	21.6	21.6	21.6
Avg Orders Per Day	14.3	14.3	14.1	11.7	9.7	9.8	9.9	2.7	10.8
Avg Orders Per Hour	1.43	1.43	1.41	1.17	0.97	0.98	0.99	0.27	1.08



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Demographic Detail Report

6416 NW 39th Expy, Bethany, OK 73008

Building Type: **General Retail**
 Secondary: **Auto Repair**
 GLA: **7,208 SF**
 Year Built: **1970**

Total Available: **7,208 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	13,826		96,398		198,014	
2022 Estimate	13,382		92,930		188,898	
2010 Census	13,115		88,925		178,768	
Growth 2022 - 2027	3.32%		3.73%		4.83%	
Growth 2010 - 2022	2.04%		4.50%		5.67%	
2022 Population by Age	13,382		92,930		188,898	
Age 0 - 4	940	7.02%	6,516	7.01%	12,849	6.80%
Age 5 - 9	941	7.03%	6,727	7.24%	13,347	7.07%
Age 10 - 14	885	6.61%	6,487	6.98%	12,863	6.81%
Age 15 - 19	830	6.20%	5,972	6.43%	11,695	6.19%
Age 20 - 24	890	6.65%	5,969	6.42%	11,391	6.03%
Age 25 - 29	1,094	8.18%	6,874	7.40%	13,118	6.94%
Age 30 - 34	1,148	8.58%	7,188	7.73%	14,209	7.52%
Age 35 - 39	1,049	7.84%	6,900	7.42%	14,174	7.50%
Age 40 - 44	867	6.48%	6,045	6.50%	12,766	6.76%
Age 45 - 49	741	5.54%	5,290	5.69%	11,272	5.97%
Age 50 - 54	674	5.04%	4,830	5.20%	10,247	5.42%
Age 55 - 59	687	5.13%	4,943	5.32%	10,431	5.52%
Age 60 - 64	687	5.13%	4,950	5.33%	10,500	5.56%
Age 65 - 69	610	4.56%	4,420	4.76%	9,458	5.01%
Age 70 - 74	485	3.62%	3,581	3.85%	7,669	4.06%
Age 75 - 79	341	2.55%	2,571	2.77%	5,412	2.87%
Age 80 - 84	230	1.72%	1,730	1.86%	3,542	1.88%
Age 85+	283	2.11%	1,938	2.09%	3,954	2.09%
Age 65+	1,949	14.56%	14,240	15.32%	30,035	15.90%
Median Age	34.80		35.50		36.80	
Average Age	36.80		37.20		37.90	

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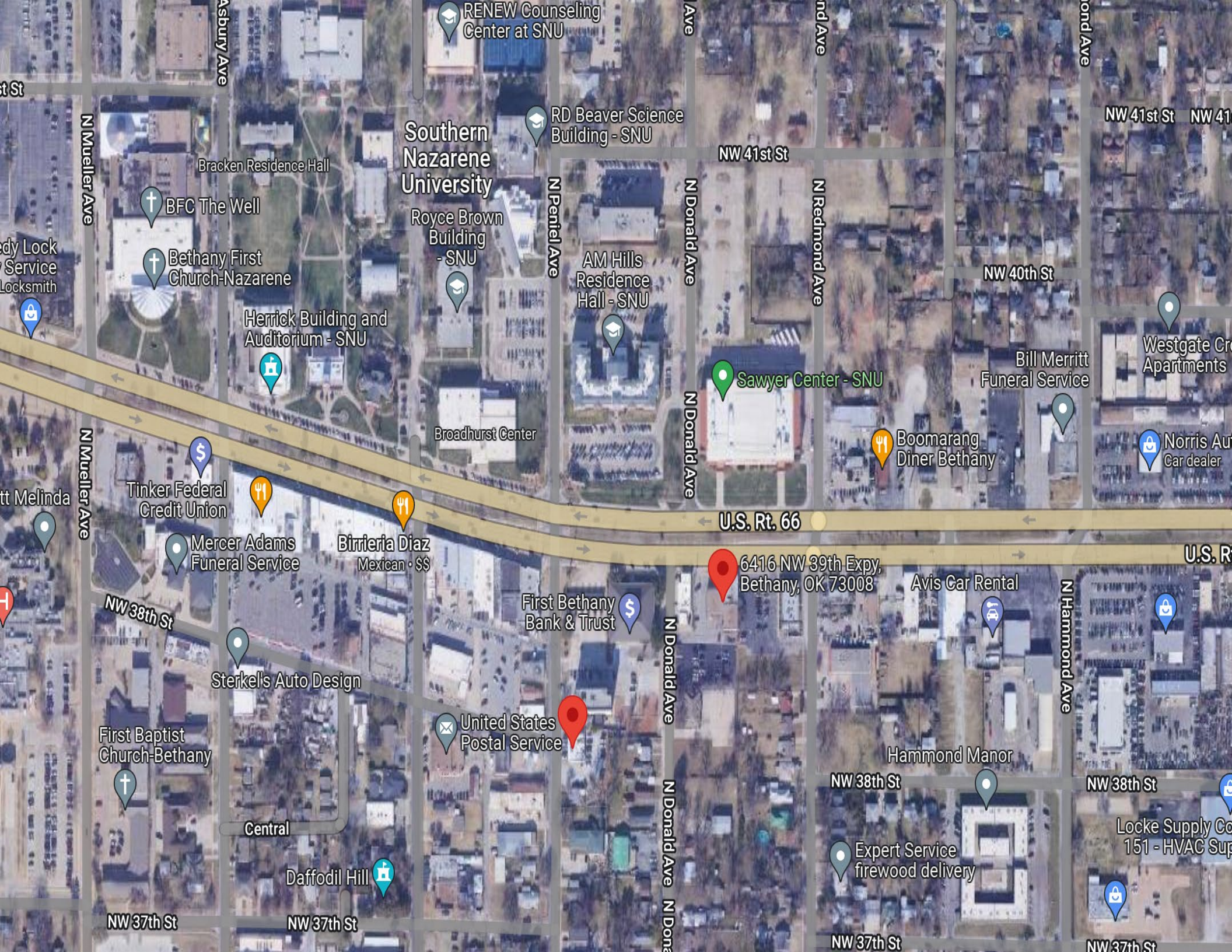
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Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	13,382		92,930		188,898	
White	10,888	81.36%	66,664	71.74%	136,961	72.51%
Black	882	6.59%	12,724	13.69%	23,198	12.28%
Am. Indian & Alaskan	597	4.46%	4,348	4.68%	8,799	4.66%
Asian	207	1.55%	3,328	3.58%	8,644	4.58%
Hawaiian & Pacific Island	40	0.30%	243	0.26%	420	0.22%
Other	767	5.73%	5,623	6.05%	10,876	5.76%
Population by Hispanic Origin	13,382		92,930		188,898	
Non-Hispanic Origin	9,783	73.11%	70,647	76.02%	149,609	79.20%
Hispanic Origin	3,599	26.89%	22,283	23.98%	39,290	20.80%
2022 Median Age, Male	33.60		34.10		35.50	
2022 Average Age, Male	35.30		35.70		36.50	
2022 Median Age, Female	36.30		36.90		38.00	
2022 Average Age, Female	38.30		38.50		39.10	
2022 Population by Occupation Classification	10,449		72,004		147,489	
Civilian Employed	6,406	61.31%	45,082	62.61%	95,773	64.94%
Civilian Unemployed	254	2.43%	2,673	3.71%	4,641	3.15%
Civilian Non-Labor Force	3,740	35.79%	24,150	33.54%	46,789	31.72%
Armed Forces	49	0.47%	99	0.14%	286	0.19%
Households by Marital Status						
Married	1,987		14,377		31,173	
Married No Children	1,136		8,634		18,669	
Married w/Children	851		5,743		12,503	
2022 Population by Education	9,678		66,682		138,019	
Some High School, No Diploma	1,431	14.79%	9,455	14.18%	16,392	11.88%
High School Grad (Incl Equivalency)	2,643	27.31%	18,755	28.13%	33,372	24.18%
Some College, No Degree	2,897	29.93%	18,871	28.30%	39,677	28.75%
Associate Degree	782	8.08%	5,423	8.13%	11,266	8.16%
Bachelor Degree	1,296	13.39%	10,171	15.25%	25,637	18.57%
Advanced Degree	629	6.50%	4,007	6.01%	11,675	8.46%

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile		
2022 Population by Occupation	11,416		80,656		173,023		
Real Estate & Finance	271	2.37%	2,636	3.27%	6,613	3.82%	
Professional & Management	2,289	20.05%	17,818	22.09%	43,517	25.15%	
Public Administration	303	2.65%	2,085	2.59%	5,047	2.92%	
Education & Health	1,535	13.45%	8,622	10.69%	19,470	11.25%	
Services	1,696	14.86%	9,288	11.52%	18,732	10.83%	
Information	121	1.06%	623	0.77%	1,494	0.86%	
Sales	1,348	11.81%	10,390	12.88%	22,034	12.73%	
Transportation	20	0.18%	370	0.46%	508	0.29%	
Retail	768	6.73%	6,357	7.88%	11,907	6.88%	
Wholesale	155	1.36%	1,118	1.39%	2,383	1.38%	
Manufacturing	473	4.14%	2,883	3.57%	6,108	3.53%	
Production	812	7.11%	6,201	7.69%	11,413	6.60%	
Construction	879	7.70%	6,330	7.85%	10,740	6.21%	
Utilities	262	2.30%	1,824	2.26%	3,994	2.31%	
Agriculture & Mining	119	1.04%	1,294	1.60%	3,191	1.84%	
Farming, Fishing, Forestry	0	0.00%	129	0.16%	183	0.11%	
Other Services	365	3.20%	2,688	3.33%	5,689	3.29%	
2022 Worker Travel Time to Job	6,156		43,735		92,850		
<30 Minutes	4,960	80.57%	34,389	78.63%	73,291	78.93%	
30-60 Minutes	1,034	16.80%	7,948	18.17%	16,904	18.21%	
60+ Minutes	162	2.63%	1,398	3.20%	2,655	2.86%	
2010 Households by HH Size	5,126		36,934		75,794		
1-Person Households	1,742	33.98%	12,505	33.86%	26,012	34.32%	
2-Person Households	1,548	30.20%	11,724	31.74%	24,622	32.49%	
3-Person Households	749	14.61%	5,420	14.67%	11,025	14.55%	
4-Person Households	574	11.20%	3,830	10.37%	7,673	10.12%	
5-Person Households	321	6.26%	2,015	5.46%	3,866	5.10%	
6-Person Households	116	2.26%	908	2.46%	1,625	2.14%	
7 or more Person Households	76	1.48%	532	1.44%	971	1.28%	
2022 Average Household Size	2.40		2.40		2.30		
Households							
2027 Projection	5,406		39,894		82,687		
2022 Estimate	5,235		38,495		79,232		
2010 Census	5,125		36,935		75,794		
Growth 2022 - 2027	3.27%		3.63%		4.36%		
Growth 2010 - 2022	2.15%		4.22%		4.54%		

Demographic Detail Report

6416 NW 39th Expy, Bethany, OK 73008					
Radius	1 Mile		3 Mile		5 Mile
2022 Households by HH Income	5,238		38,496		79,231
<\$25,000	1,404	26.80%	9,817	25.50%	16,871 21.29%
\$25,000 - \$50,000	1,628	31.08%	10,609	27.56%	20,165 25.45%
\$50,000 - \$75,000	972	18.56%	8,043	20.89%	16,385 20.68%
\$75,000 - \$100,000	443	8.46%	3,841	9.98%	9,486 11.97%
\$100,000 - \$125,000	321	6.13%	2,503	6.50%	6,104 7.70%
\$125,000 - \$150,000	146	2.79%	1,430	3.71%	3,551 4.48%
\$150,000 - \$200,000	157	3.00%	1,215	3.16%	3,272 4.13%
\$200,000+	167	3.19%	1,038	2.70%	3,397 4.29%
2022 Avg Household Income	\$59,830		\$61,851		\$71,097
2022 Med Household Income	\$42,109		\$46,962		\$53,209
2022 Occupied Housing	5,236		38,496		79,231
Owner Occupied	2,549	48.68%	20,051	52.09%	45,344 57.23%
Renter Occupied	2,687	51.32%	18,445	47.91%	33,887 42.77%
2010 Housing Units	5,572		41,900		84,371
1 Unit	3,832	68.77%	26,134	62.37%	58,049 68.80%
2 - 4 Units	453	8.13%	3,522	8.41%	6,588 7.81%
5 - 19 Units	725	13.01%	9,626	22.97%	14,739 17.47%
20+ Units	562	10.09%	2,618	6.25%	4,995 5.92%
2022 Housing Value	2,548		20,052		45,345
<\$100,000	927	36.38%	5,293	26.40%	9,941 21.92%
\$100,000 - \$200,000	1,256	49.29%	11,555	57.63%	23,783 52.45%
\$200,000 - \$300,000	184	7.22%	2,229	11.12%	7,372 16.26%
\$300,000 - \$400,000	30	1.18%	465	2.32%	1,895 4.18%
\$400,000 - \$500,000	24	0.94%	210	1.05%	871 1.92%
\$500,000 - \$1,000,000	17	0.67%	177	0.88%	1,118 2.47%
\$1,000,000+	110	4.32%	123	0.61%	365 0.80%
2022 Median Home Value	\$127,627		\$140,960		\$153,531
2022 Housing Units by Yr Built	5,612		42,473		86,797
Built 2010+	72	1.28%	910	2.14%	3,568 4.11%
Built 2000 - 2010	63	1.12%	809	1.90%	4,100 4.72%
Built 1990 - 1999	165	2.94%	1,327	3.12%	4,467 5.15%
Built 1980 - 1989	428	7.63%	3,855	9.08%	10,564 12.17%
Built 1970 - 1979	813	14.49%	10,632	25.03%	17,545 20.21%
Built 1960 - 1969	1,302	23.20%	12,720	29.95%	18,489 21.30%
Built 1950 - 1959	1,468	26.16%	8,120	19.12%	14,321 16.50%
Built <1949	1,301	23.18%	4,100	9.65%	13,743 15.83%
2022 Median Year Built	1959		1966		1967



Southern Nazarene University

U.S. Rt. 66

6416 NW 39th Expy,
Bethany, OK 73008

Royce Brown Building - SNU

RD Beaver Science Building - SNU

AM Hills Residence Hall - SNU

Herrick Building and Auditorium - SNU

Bethany First Church-Nazarene

BFC The Well

Bracken Residence Hall

Broadhurst Center

Sawyer Center - SNU

Bill Merritt Funeral Service

Boomarang Diner Bethany

Norris Auto Car dealer

Westgate Cr Apartments

Tinker Federal Credit Union

Mercer Adams Funeral Service

Birrieria Diaz Mexican • \$\$

First Bethany Bank & Trust

United States Postal Service

Avis Car Rental

Hammond Manor

NW 38th St

NW 38th St

NW 37th St

NW 37th St

Central

Daffodil Hill

First Baptist Church-Bethany

Sterkell's Auto Design

NW 37th St

NW 37th St

Locke Supply Co 151 - HVAC Sup

Expert Service firewood delivery



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