

Property Details

CONTROL:	Exclusive	VALUE: \$1,500,000
		LOAN: \$0
		EQUITY: \$1,500,000
TITLE:	10 Acres Clear Phase 1 -Apartment or Housing site	
TYPE:	Land	
HAVE:	Former Owners family farm, had been leased for oil production in past years. Now clean for development with Environmental Test from State of Oklahoma. 10 Acres that shoulders up to a residential subdivision on one side and in the shadow of the WalMart	
ADDRESS:	1202 E Virginia Ave, Stillwater, Oklahoma	
BENEFITS TO NEW OWNER:	Recently professionally remediated from the oil production that ceased over 3 years ago. Now have a clean environmental report and that report is being confirmed by the State of Oklahoma for verification.	
GROSS SCHEDULED INCOME:	\$0 Projected	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$0	
NOI:	\$0	
DEBT SERVICE:	\$0	
CASH FLOW:	\$0	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Would like to sell for cash or owner carry. Possible participation in your development, make all offers or exchanges.	
MOTIVATION:	Family farm is benefitting the heirs. Offer what benefits your future development.	
CAN ADD:	None more at this time. Make owner carry or participate in development!	
REMARKS:	Just 1 mile from OSU T. Boone Pickens Stadium and the campus. This 10 Acres is situated third site east of the Walmart, office warehouse, apartments then this Land, and then SFR residences subdivision. All remediation work is completed and ready!	
OWNER:	Nash Family Members	
COUNSELOR:	Sheri Dawn Proctor 245 N Waco, Suite 160 Wichita, Kansas, 67202	Phone: 316-682-5200 Cell: 316-682-5200 Fax: 316-634-0089 Email: Sheri.Proctor@BetterKS.com