

An aerial photograph of a commercial area. A two-lane road runs vertically through the center. To the right of the road is a large white water tower with 'EL RENO' written on it. To the left of the road are several industrial buildings, including a large one with a corrugated metal roof and a smaller one with a red roof. The background shows a flat landscape with scattered trees and buildings under a cloudy sky.

CULTIVATE

REAL ESTATE

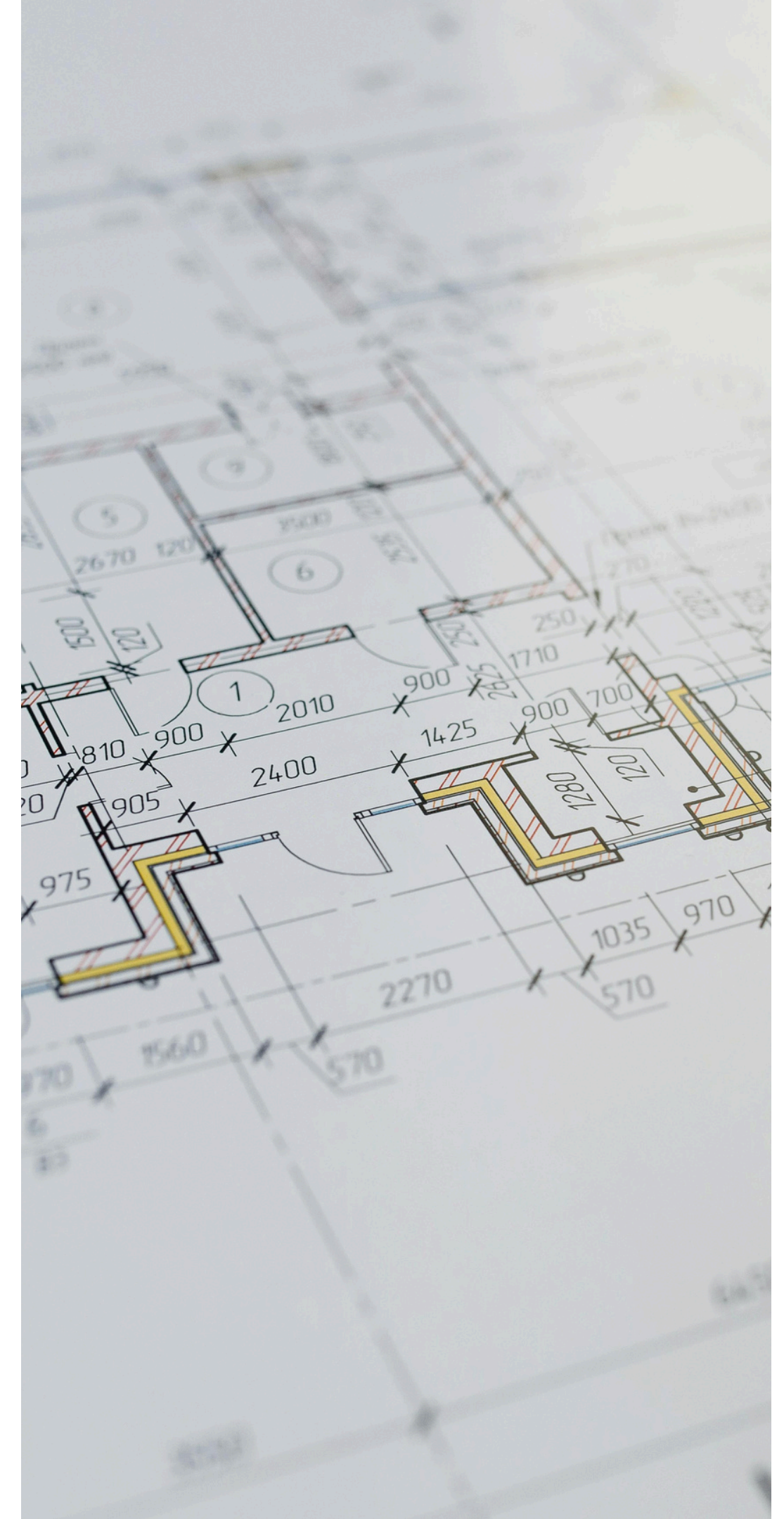
COMMERCIAL

PROPERTY OVERVIEW

- Location: West side of S. Country Club Road near Settler's Crossing Blvd, El Reno, OK
- Tract C Size: 1.23 acres (53,515 sq ft)
- Frontage/Depth: Approx. 330' × 162'
- Zoning: CAR – Automotive and Commercial Recreation District
- Utilities: Water, sewer, gas, and electric available. Buyer to verify capacity and connection requirements with utility providers.
- Survey Date: January 2025 | Elevation Land Surveying LLC



CASEYTREJO.COM/COUNTRY/CLUB



INVESTMENT HIGHLIGHTS

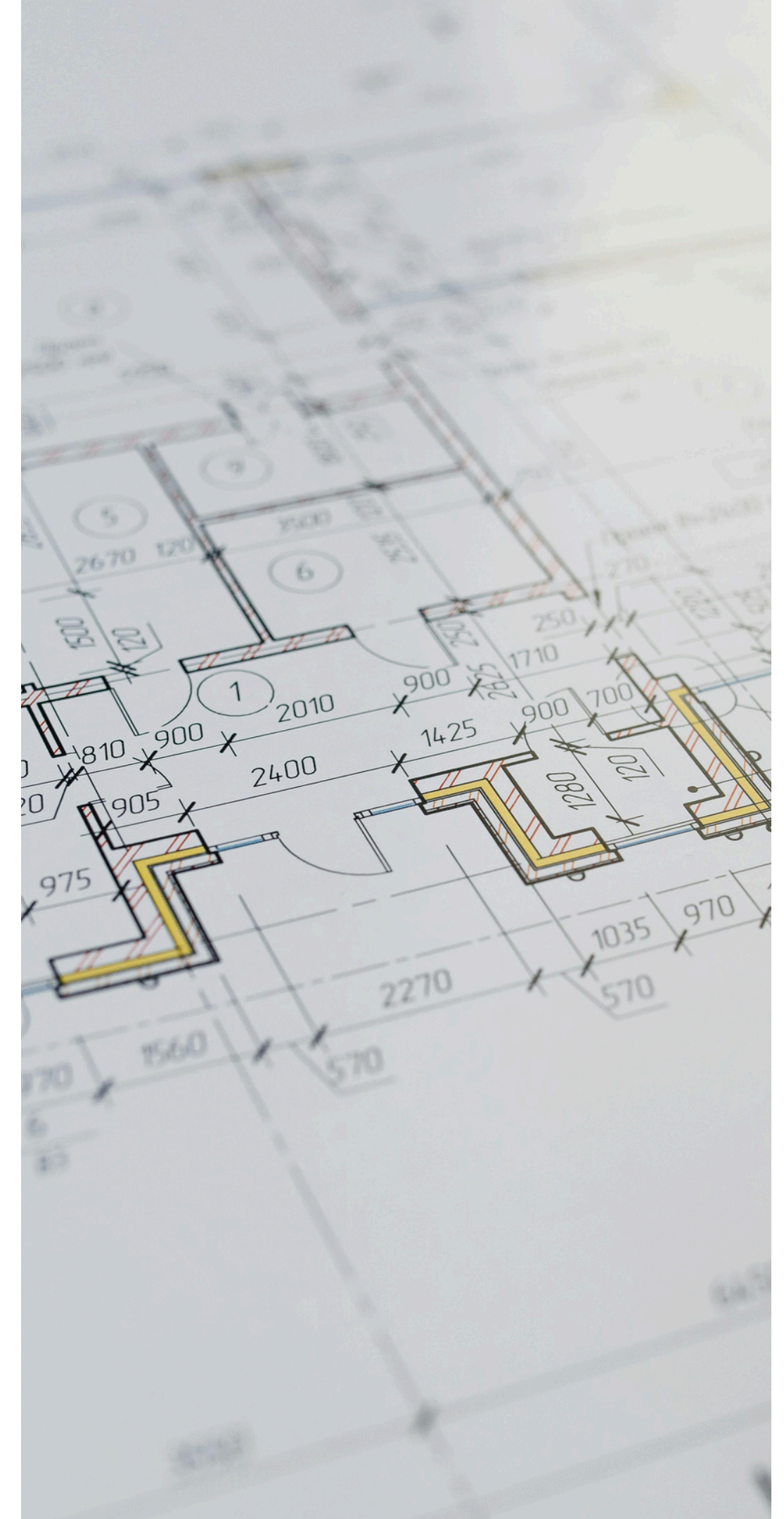
- 1.23 acre commercial development site
- 330 feet of frontage on Country Club Road
- Located in El Reno's primary retail corridor
- Adjacent to new Brakes Plus development
- Near Waffle House, Walmart, Healthcare One, and other established retailers
- Minutes from Interstate 40
- CAR zoning allows a wide variety of commercial uses
- Utilities available
- Strong residential growth surrounding the site
- Excellent opportunity for restaurant, retail, medical, office, or automotive users

Offered at \$474,900

***One of the Last Remaining Commercial Pad Sites in
El Reno's Primary Retail Corridor***



CASEYTREJO.COM/COUNTRY/CLUB





WAFFLE
HOUSE

brakes plus

COUNTRY CLUB ROAD





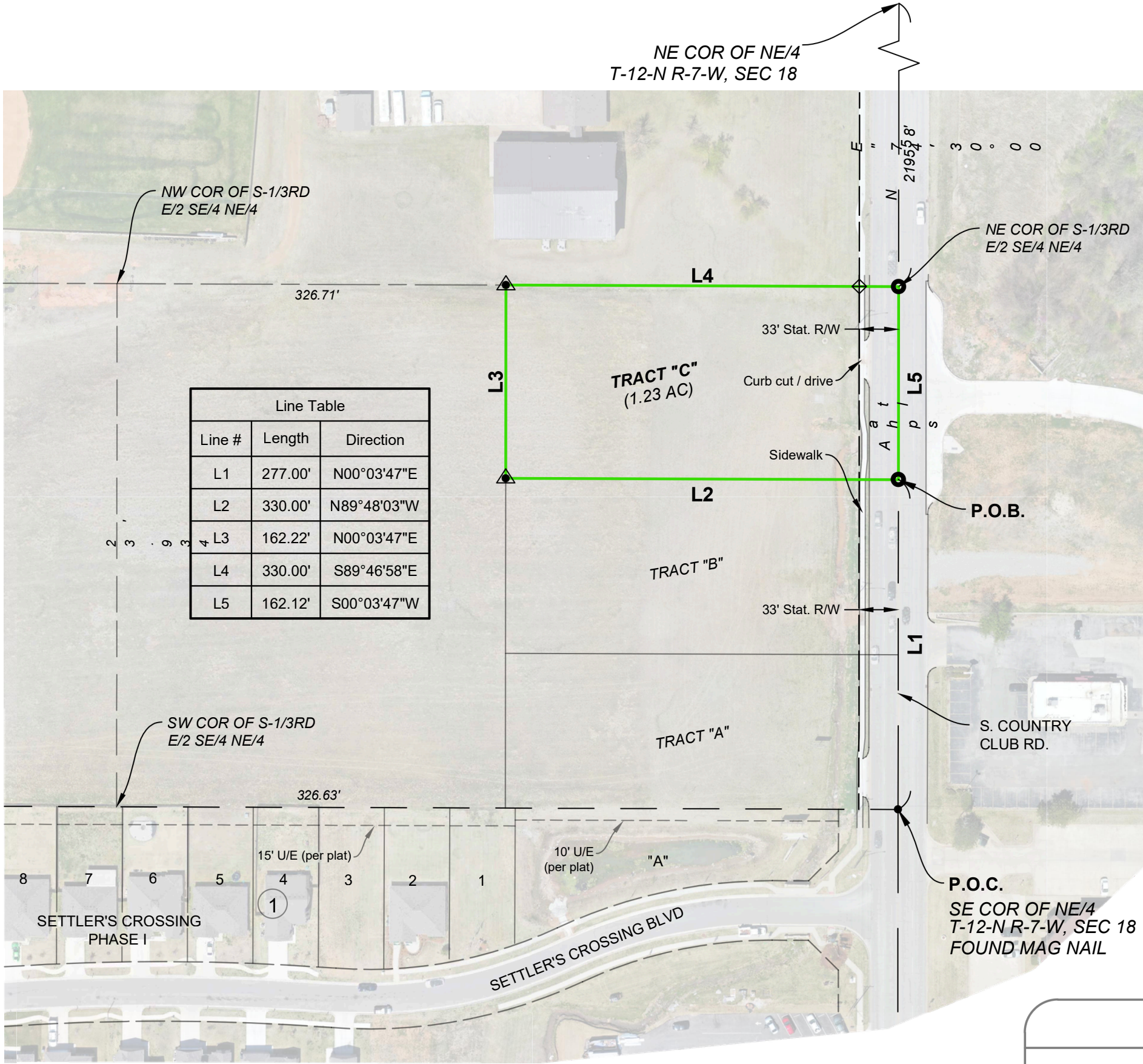
WAFFLE
HOUSE

brakes plus.

COUNTRY CLUB ROAD







SURVEYOR'S NOTES

- THERE IS A 33' STATUTORY RIGHT-OF-WAY ON EACH SIDE OF ALL SECTION LINES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THE SURVEYOR MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- NO UTILITIES OF ANY KIND WERE RESEARCHED, LOCATED OR SHOWN ON THIS SURVEY. IMAGERY SHOWN HEREON WAS FLOWN ON 04.18.2022 BY ELEVATION LAND SURVEYING. IMAGERY WAS NOT A REQUIREMENT FOR THIS SURVEY, AND IS BEING SHOWN FOR INFORMATION PURPOSES ONLY.

SUBJECT PROPERTY
TRACT C - LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PART OF THE SOUTH ONE-THIRD (1/3) OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP TWELVE (12) NORTH, RANGE SEVEN (7) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

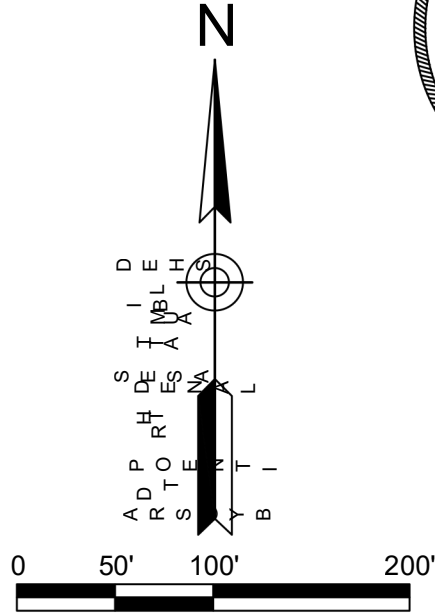
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE N 00°03'47" E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 277.00 FEET TO THE POINT OF BEGINNING. THENCE N 89°48'03" W A DISTANCE OF 330.00 FEET; THENCE N 00°03'47" E A DISTANCE OF 162.22 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-THIRD (1/3) OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SAID NORTHEAST QUARTER (NE/4); THENCE S 89°46'58" E, ALONG THE NORTH LINE OF THE SOUTH ONE-THIRD (1/3) OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-THIRD (1/3) OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SAID NORTHEAST QUARTER (NE/4); THENCE S 00°03'47" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 162.12 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 1.23 ACRES (53,515.37 SQ. FT.) AS DESCRIBED.

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE NE/4 OF SECTION 18, T-12-N, R-7-W, BEARING S 00°03'47" W, OKLAHOMA STATE PLANE SYSTEM, NAD-83/2011, OKLAHOMA NORTH ZONE, U.S. SURVEY FEET. LEGAL DESCRIPTION WAS PREPARED ON 01.28.25, BY OR UNDER THE DIRECT SUPERVISION OF SHANE D. CARROLL #1981.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

SHANE D. CARROLL
PROFESSIONAL LAND SURVEYOR #1981



LEGEND

SECTION LINE	— — — — —	SUBJECT PROPERTY LINE	— — — — —
QUARTER LINE	— — — — —	SET 1/2" IRON PIN W/ CA-8524 CAP	●
SIXTY-FOURTH LINE	— — — — —	SET MAG NAIL W/ CA-8524 SHINER	○
ALIQUOT LINE	— — — — —	FND MAG NAIL	●
STATUTORY RIGHT-OF-WAY	— — — — —	FND CUT "X"	✕

ELEVATION
LAND SURVEYING

ELEVATION LAND SURVEYING, LLC
8501 SW 15th St., Oklahoma City, OK 73128
405-493-9393 survey@elevationis.com
Certificate of Authorization # 8524

SHANE D. CARROLL
PROFESSIONAL LAND SURVEYOR #1981

LOCATION MAP

CANADIAN COUNTY, OKLAHOMA

Map showing the location of the subject property within the section grid, labeled with '18' and 'NE/4'.

TRACT "C" LOT SPLIT SURVEY

TRACT "C" LOT SPLIT SURVEY

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TRACT "C" LOT SPLIT SURVEY

SHEET
1 OF 1

FUTURE COUNTRY CLUB DEVELOPMENT

Strong visibility and easy access
from Country Club Rd with
anticipated continued
commercial growth.



SOUTH

Waffle House - Construction just started!



ADJACENT

Brakes Plus - Construction almost
complete!

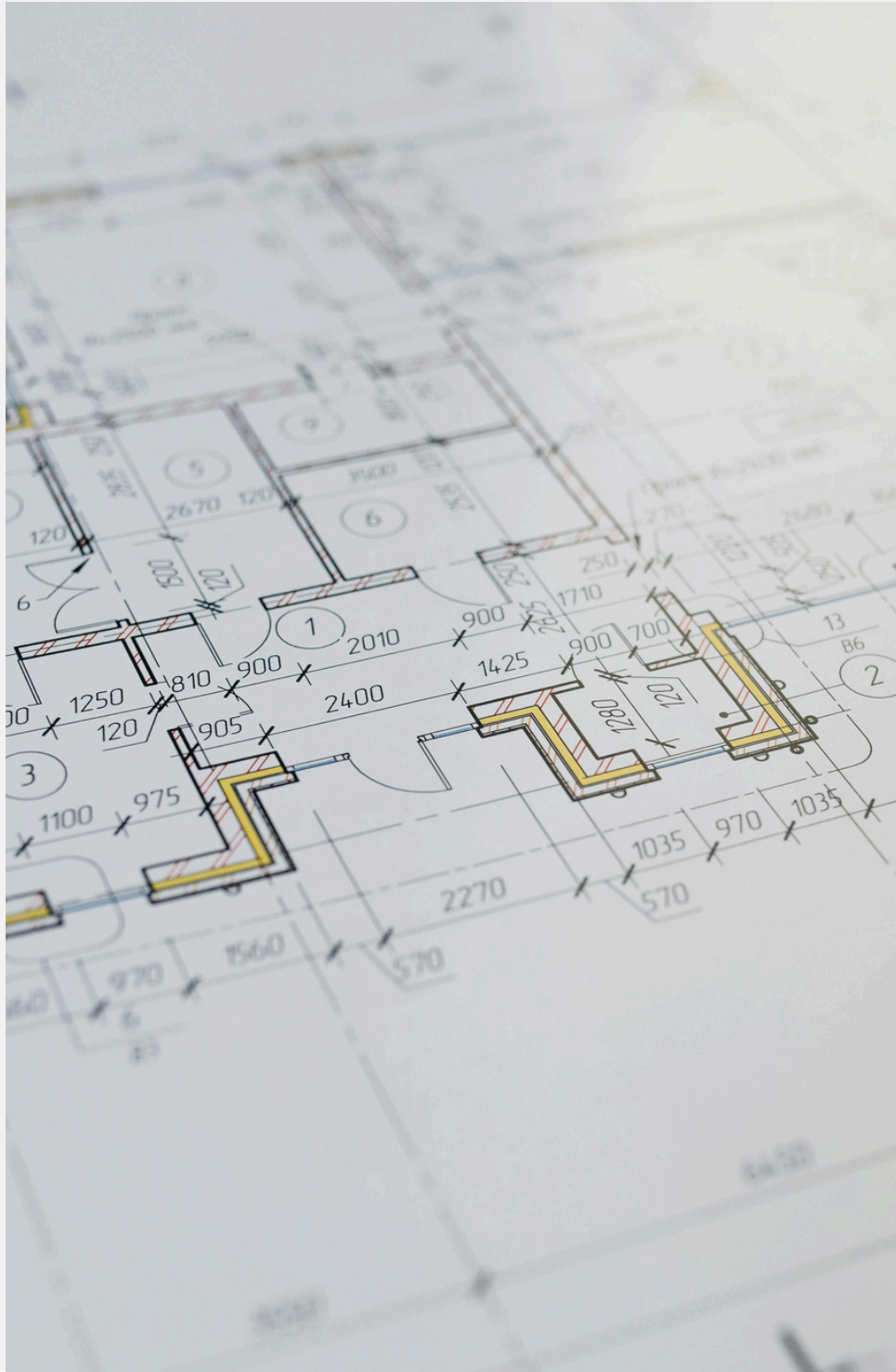


NORTH

Future car wash coming soon!



CASEYTREJO.COM/COUNTRY/CLUB



CAR DISTRICT INTENT

Encourages businesses serving motorists and community-wide uses that don't fit in more restrictive zones.

PERMITTED USE EXAMPLES

Restaurants / drive-thrus • Retail centers • Automotive sales & service • Hotels/motels • Banks • Fitness and recreation facilities.



► WHY INVEST IN EL RENO?

- Located just west of Oklahoma City
- Immediate access to I-40
- Growing residential rooftops
- Gateway to western Oklahoma
- Strong local workforce
- Home to Canadian Valley Technology Center
- Historic Route 66 destination
- Continued residential and commercial growth
- Regional trade area serving western Canadian County
- Located in the fastest growing county in Oklahoma

WHY EL RENO?



CITY OF EL RENO

Demographics (10 Minute Drive Time)



Population
18,637



Average Age
37.6



Household Income (Median)
\$51,752

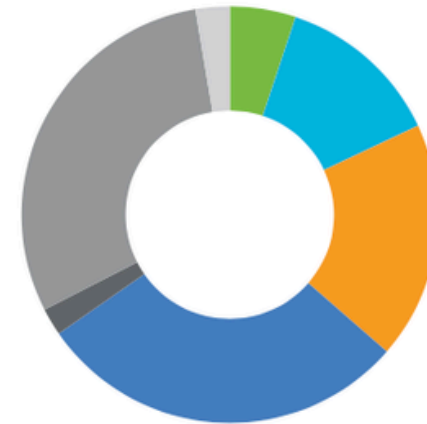


Number of Households
6,543



Household Income (Average)
\$67,020

Daytime Population **19,113** (10 Minute Drive Time)

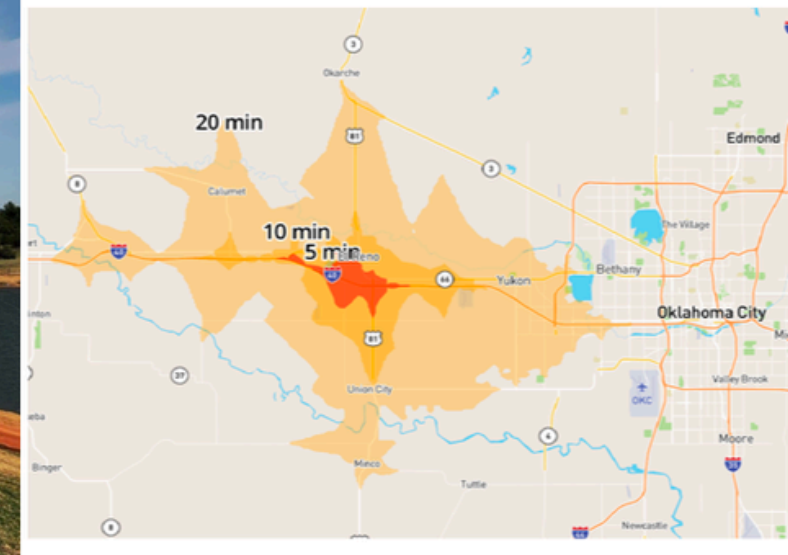


Children at Home	977
Retired/Disable persons	2,459
Homemakers	3,523
Student Populations	5,528
Work at Home	408
Employed	5,712
Unemployed	506

DEMOGRAPHIC PROFILE	5 Mile Radius	10 Mile Radius	15 Mile Radius
2021 Estimated Population	18,169	22,172	100,465
Daytime Population	17,653	21,290	77,115
Median HH Income	\$51,330	\$55,188	\$69,582
Number of Households	6,363	7,777	37,207

	5 Minute DT	10 Minute DT	20 Minute DT
2021 Estimated Population	7,829	18,637	96,372
Daytime Population	8,012	19,113	79,949
Median HH Income	\$52,621	\$51,752	\$66,883
Number of Households	3,083	6,543	36,007

*Source: STIPopStats



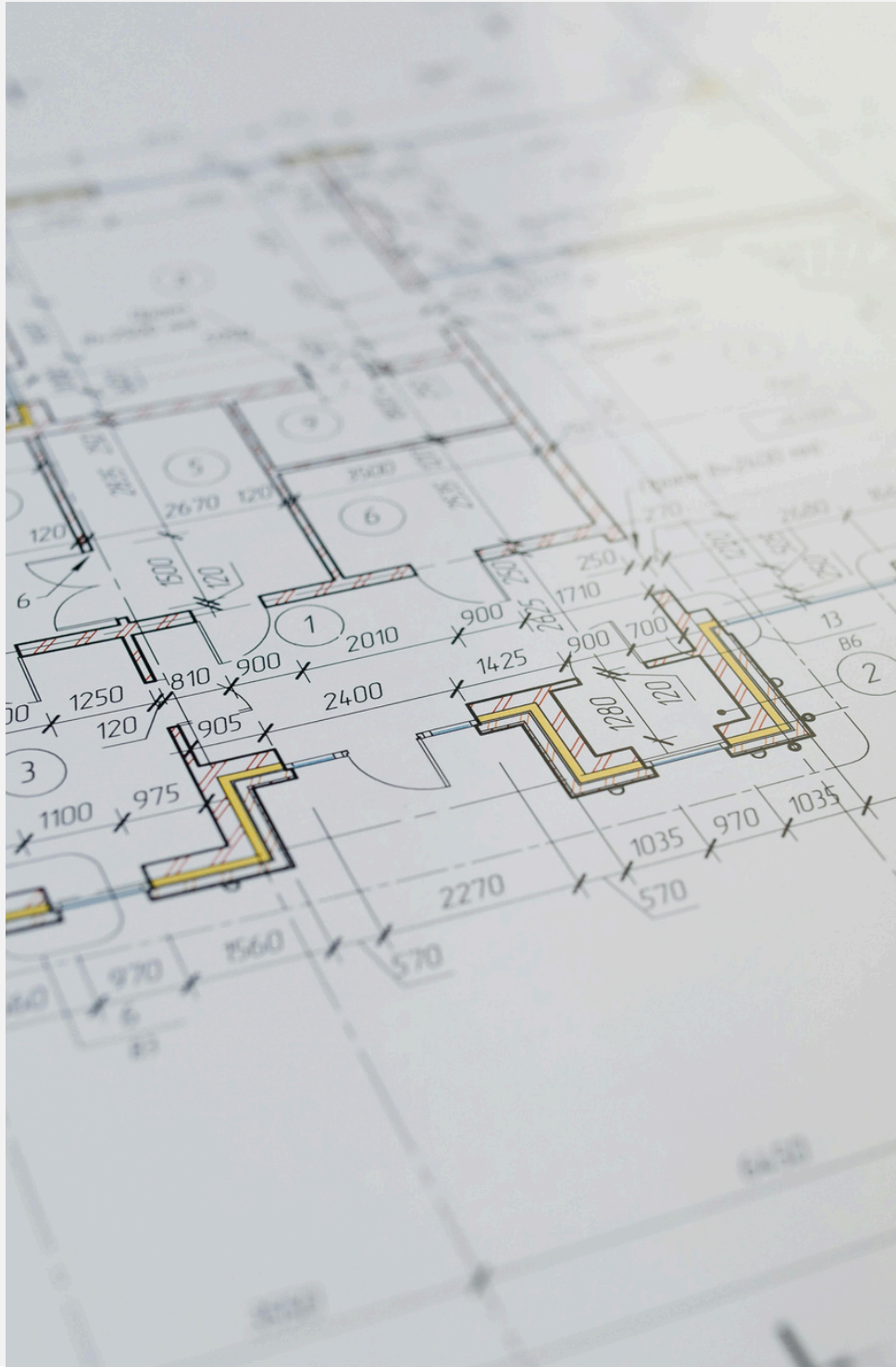
WHY EL RENO?



► OTHER RETAILERS

- Walmart
- Waffle House
- Brakes Plus
- Healthcare One
- Braum's
- BancFirst
- KFC
- Mighty Wash (COMING SOON)
- Hampton Inn
- Holiday Inn Express
- Domino Express
- McDonald's
- Taco Bell
- Subway
- Whataburger
- Little Caesars
- Pizza Express
- Ume Hibachi
- Home 2 Suites
- Arby's

NEIGHBORING RETAILERS



KEY SITE DEVELOPMENT STANDARDS (CAR DISTRICT):

Minimum Lot Area	15,000 sq ft
Minimum Lot Width	150 ft
Maximum Lot Coverage	30%
Front Yard Setback	50 ft
Rear Yard Setback	20 ft
Height Limit	35 ft (70 ft within 1,320 ft of I-40 corridor)