



## 3519 Jensen Road East

El Reno, Oklahoma 73036

### PROPERTY HIGHLIGHTS

- Industrial Park in Canadian County
- Canadian County Water Available
- 6 Acres of Land with All Weather Surface
- Nice Shop with 3 Offices & Parking
- Large Office with Training Room
- Internet Service Available
- Underground Storm Shelter
- New Septic
- Easy Access to I-40 & Highway 81
- Security Fencing
- (3) 14' Dock High Doors
- 16' Clear Ceiling Height
- 240 Volt 3 Phase Power



|               |               |
|---------------|---------------|
| TOTAL SF      | 4,700 SF MOL  |
| LAND IN ACRES | 6 MOL         |
| ZONING        | Open Canadian |
| GENERAL USE   | Industrial    |
| ANNUAL TAXES  | \$5,182       |

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3519 Jensen Road East  
El Reno, OK 73036

Traffic Count: 35,911 CPD



## DEMOGRAPHICS

### Population

| 1 Mile: | 3 Mile: | 5 Mile: |
|---------|---------|---------|
| 69      | 7,029   | 16,769  |

### Average Household Income

| 1 Mile:  | 3 Mile:  | 5 Mile:  |
|----------|----------|----------|
| \$67,500 | \$52,057 | \$47,778 |

### Total Households

| 1 Mile: | 3 Mile: | 5 Mile: |
|---------|---------|---------|
| 26      | 2,707   | 6,175   |

## LOCATION HIGHLIGHTS

- New Developing Industrial Park in Between Highway 8 & Radio Road
- County Utilities



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