

FOR SALE

Commercial Property

114 E Breckenridge, Bixby, OK



Property Information

2.89 Acres with
22,837 S.F. of Buildings

- 9 Restrooms
- 20 Office/Class Rooms
- 13 Office/Class Rooms (2nd Floor)
- Original Building Built 1961
- East Wing ADDED 1969
- West Wing ADDED with Fellowship Hall 1985

Overall Facility is
Facing The City of
Bixby Town Square

All Utilities Are In Place For
Re-Development.

Church or Redevelopment Opportunity

Coulter
REALTORS®

Contact information
MIKE COULTER CCIM, SIOR
COULTER & ASSOCIATES REALTORS
Phone 918-640-9848
Email michaelcoulter8@gmail.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Not Included →

Map Key #	Assessor Acct. #	Acres/Sq. Ft.	Legal
1 - BLDG.	R57825732405550	0.4 ac / 17,389 sf	Lots 10 thru 14 & E. 20' of Lot 15 Block 34 Midland Addn.
2 - BLDG.	R57825732405560	0.24ac / 10,760 sf	W. 5' of Lot 15 & All Lots 16 thru 18 & E. 5' of Lot 19 Block 34 Midland Addn.
3-SFD "Parsonage"	R57825732405570	0.13ac / 5,625 sf	N. 75' W. 25' of Lot 19 & N. 75' of Lots 20 & 21 Block 34 Midland Addn.
4-Land	R57825732405550	0.08ac / 3,600 sf	S. 48' W. 25' Lot 19 & S. 48' Lots 20 & 21 Block 34 Midland Addn.
5-Back lot	R57600732400110	0.25ac / 10,780 sf	Lot 1 Block 3 Bixby-Original Town
6-Land	R97324732452540	0.23ac / 9,928 sf	Beg. S.E. corner Lot 18 Block 28 Midland Addn. thence N.W. along westerly R/W R/R & Northerly Lot 15, 16, 17, 18 of Block 28 181.65' to the P I Lot 15 Block 28 R/W SL Alley thence E. 145.32 S. 125 W. 13.52 POB S24, T17N, R13E
7-Land	R57825732405160	0.18ac / 7,973 sf	Lots 15, 16, 17, & 18 Block 28 Midland Addn.
8-Land	R57825732405150	0.14ac / 6,250 sf	Lots 13 & 14 Block 28 Midland Addn.
9-Land	R57825732405140	0.14ac / 6,250 sf	Lots 11 & 12 Block 28 Midland Addn.
10-Land	R57825732405130	0.15ac / 6,500 sf	Lots 9 & 10 Block 28 Midland Addn.
11-Land	R57825732405120	0.15ac / 6,500 sf	Lots 7 & 8 Block 28 Midland Addn.
12-Land	R97324732452780	0.25ac 10,899 sf	TR3 Beg Sec lot 1 block 29 Midland Addn. thence N.W. 217.09' to the N.W. corner of Lot 4 Block 29 Midland Addn. thence W. 72.66' S.E. 217.98' E. 72.66' to POB S24, T17N, R13E
13-Land	R97324732454125	0.23ac / 9,809 sf	PRT abandoned MVRR in N/2 N.W. Beg 855'S. & 1,517.17 E. N.W. corner Sec at N.E. corner Block 28 Midland Addn. thence E. 72.66' S.E. on Center Line RR 196.18' W. 72.66' to S.E. CR Lot 1 block 28 Midland Addn. N.W. 196.18 POB S24, T17N, R13E
14-Land	R57825732405110	0.39ac / 16,875 sf	Lots 1,2,3,4,5 & 6 Block 28 Midland Addn.
15-Land	R97324732452590	0.06ac / 2,555 sf	Beg S.E. CR Lot 15 Block 30 Midland Addn. thence N.W. 101.16' S. 69.61 E. 73.40 POB S24, T17N, R13E

DESCRIPTION OF THE IMPROVEMENTS

The subject property consists of a Religious Facility containing an overall gross building area of 22,837 Square Feet with a parsonage containing an overall gross building area of 1,761 square feet.

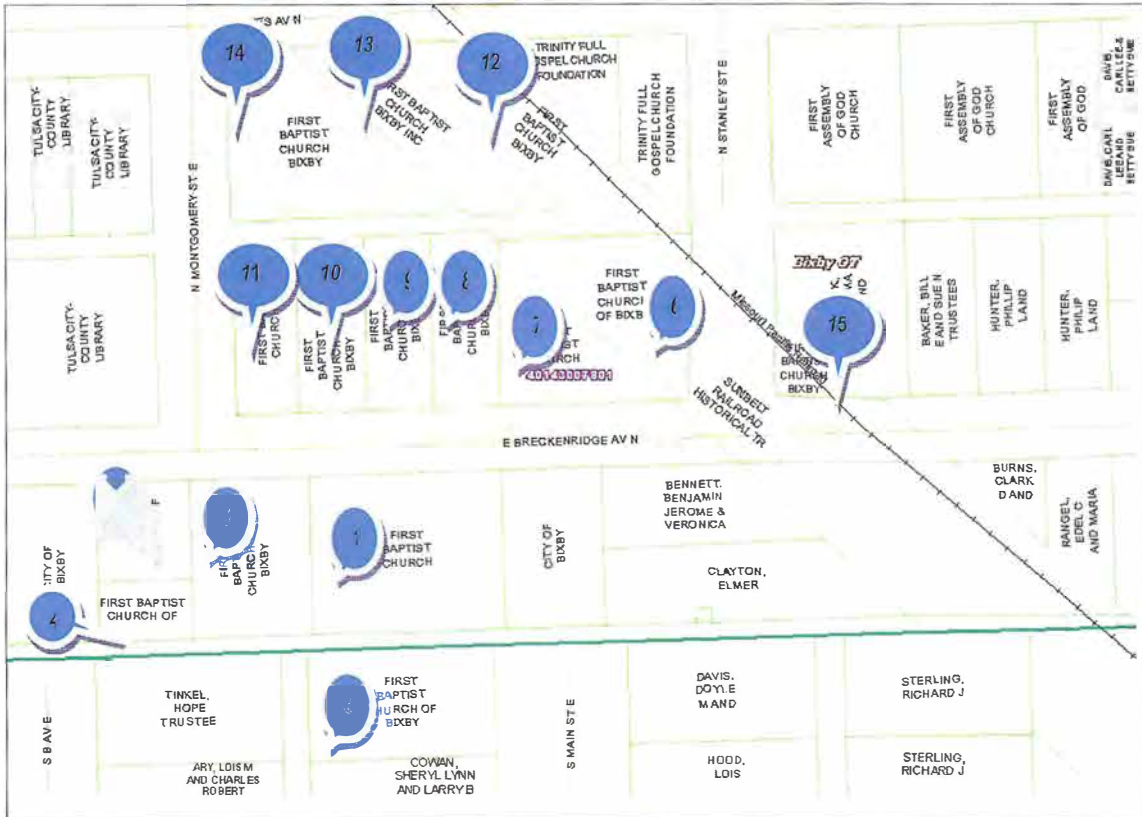
There are 3 sections to the religious facility, the **east wing**, containing the sanctuary/auditorium, comprised of approximately 7,403 square feet, a two story **center** section comprised of approximately 8,020 square feet, containing the main offices, resource centers, classrooms, nursery, storage rooms, mechanical rooms and bathrooms, and the two story **west wing** comprised of approximately 7,414 square feet, containing classrooms, offices, storage rooms, mechanical rooms, resource centers, kitchen and the fellowship hall.

Originally the **center** section was built in 1961 and then remodeled to include the addition of the **east wing** (sanctuary/auditorium) in 1969 and following in 1985 the **west wing** was added to include the fellowship hall.

Upon interview with the Pastor and a Member of the religious facility, the appraiser noted the following; The **east wing** has recently been renovated with new carpet and seating with an average of 300 chairs. The **center** and **west wing's** roof was replaced approximately 6 yrs ago while the **east wing's** roofing is under 4 years of age. The centralized air conditioning system is under 10 years of age and the furnace replaced approximately 4 years ago. The parking lot was resurfaced in the summer of 2009.

0910411 - First Baptist Church Bixby

Map Index: Note 12, 13 & 14 (vacant land) can be utilized in a separate sale



See Map Key on the following page.

Physical Summary

Gross Building Area 22,837 Sq. Ft. Religious Facility

Year Built Religious Facility Center - 1961 remodeled in 1969
East wing addition - 1969
West wing addition - 1985

General Specifications

Foundations/Floors	Concrete slab foundation with commercial carpeting and or ceramic tile, laminated wood, v.c.t. tile, and vinyl
Exterior Walls	Brick
Roof	Composition shingles
Interior Walls	Drywall
Ceiling	Suspended tile and or drywall with fluorescent lighting and or fixtures
Mechanical	Central heat and air conditioning
Plumbing	Appears adequate
Lighting	Appears adequate
Electrical	Appears adequate
Site Improvements	Canopy with concrete drive, asphalt, concrete and or gravel parking areas, concrete sidewalks, partial chain link fencing and city utilities

Functional Utility	Good
Appeal	Average +
Condition	Average +

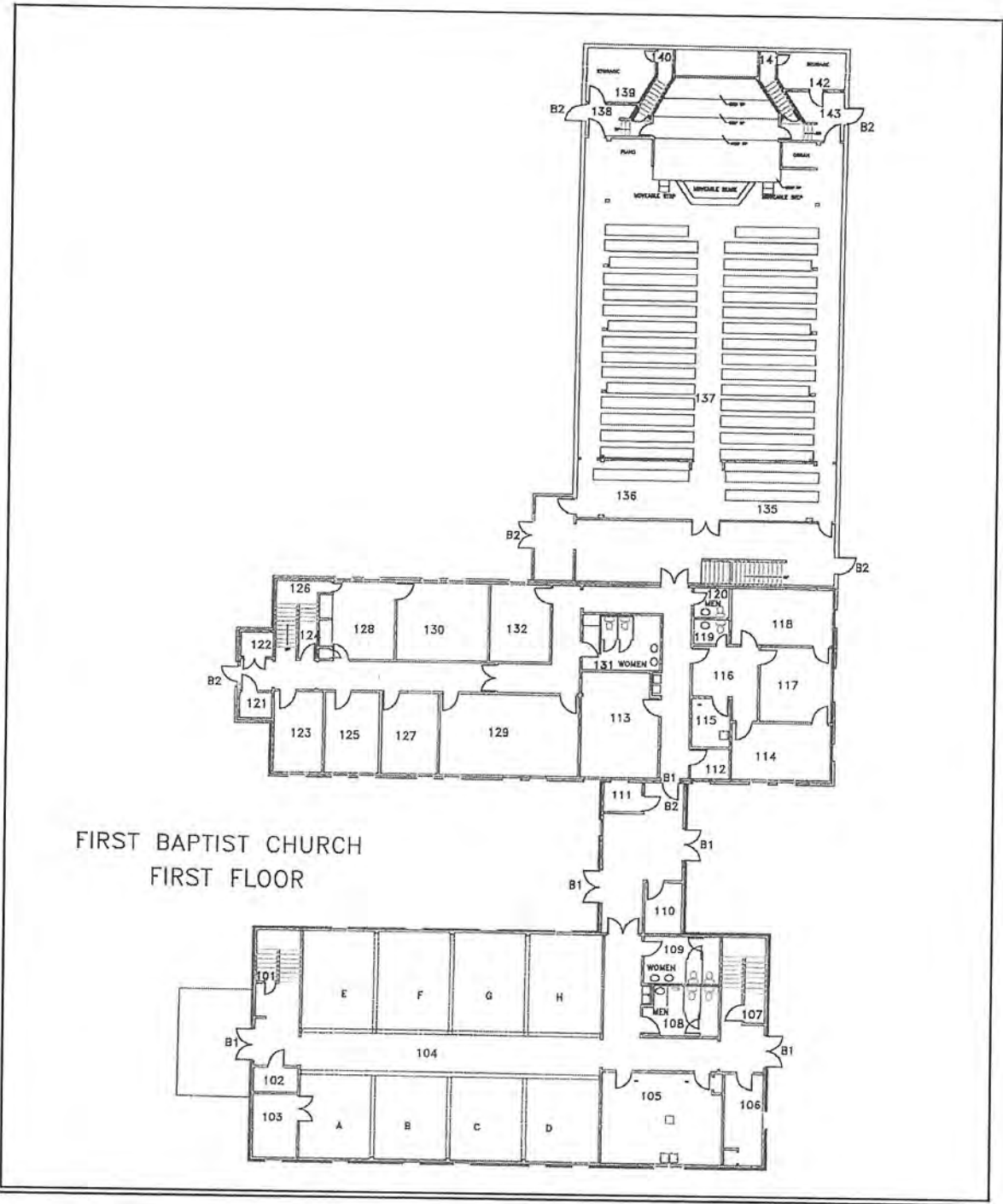
Condition of Improvements

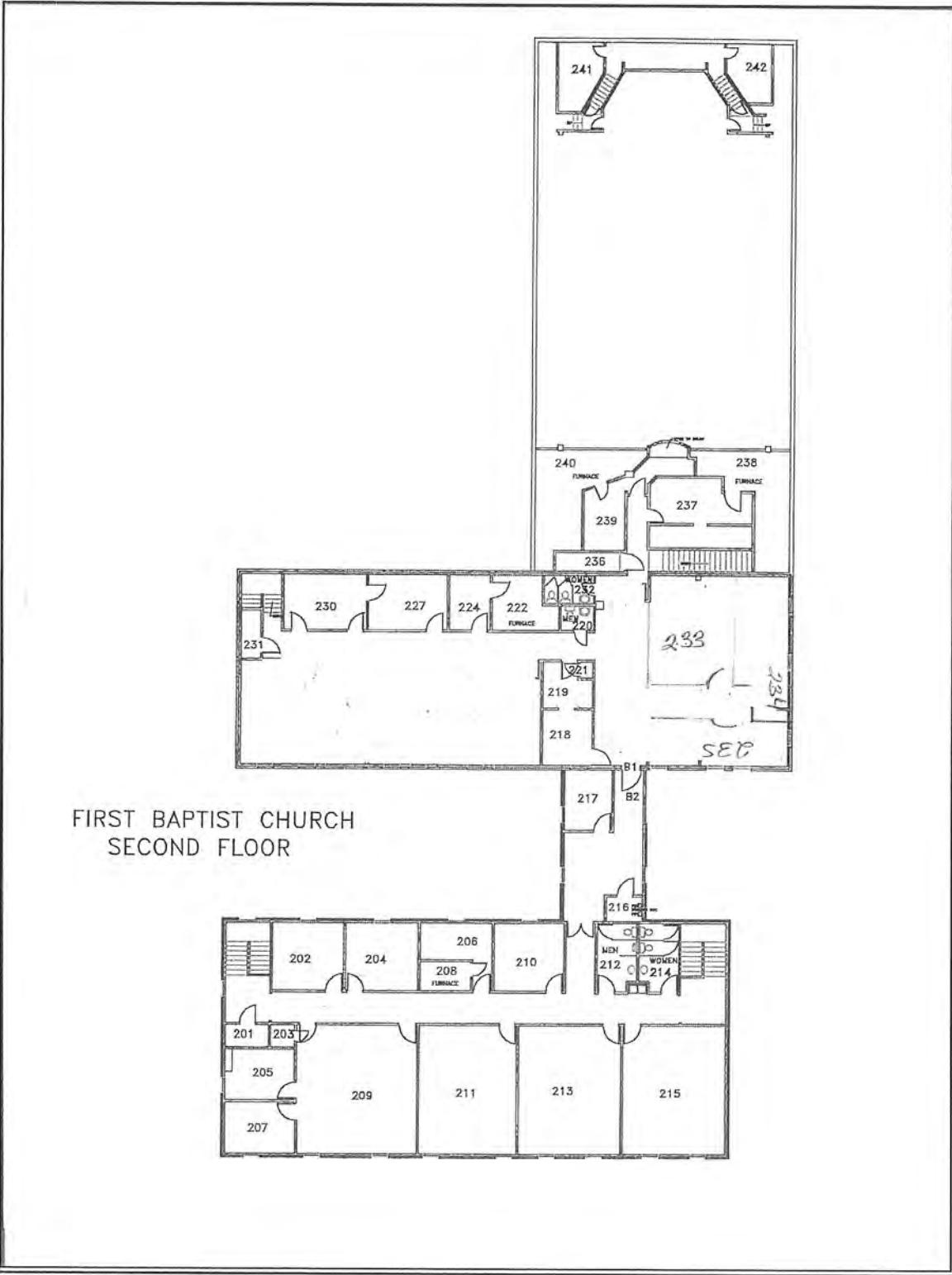
Depreciation: Based on the interior/exterior inspection of the improvements, the subject's overall condition is considered to be Average +, as the property has minimal issues of deferred maintenance. According to Marshall & Swift Valuation Services, the definition of Average Condition is *"some evidence of deferred maintenance and normal obsolescence with age in that a few minor repairs are needed, along with some refinishing. But with all major components still functional and contributing toward an extended life expectancy, effective age and utility is standard for like properties of its class and usage."*

The inspection revealed no deferred maintenance that could be detected by observation.

The subject is considered to have an overall estimated effective age of 10 years. The total economic life of the property is 50 - 60 years leaving the remaining economic to be 40 - 50 years, which results in 18% long-lived physical depreciation. (10 years divided by 55 years equals roughly 18%)

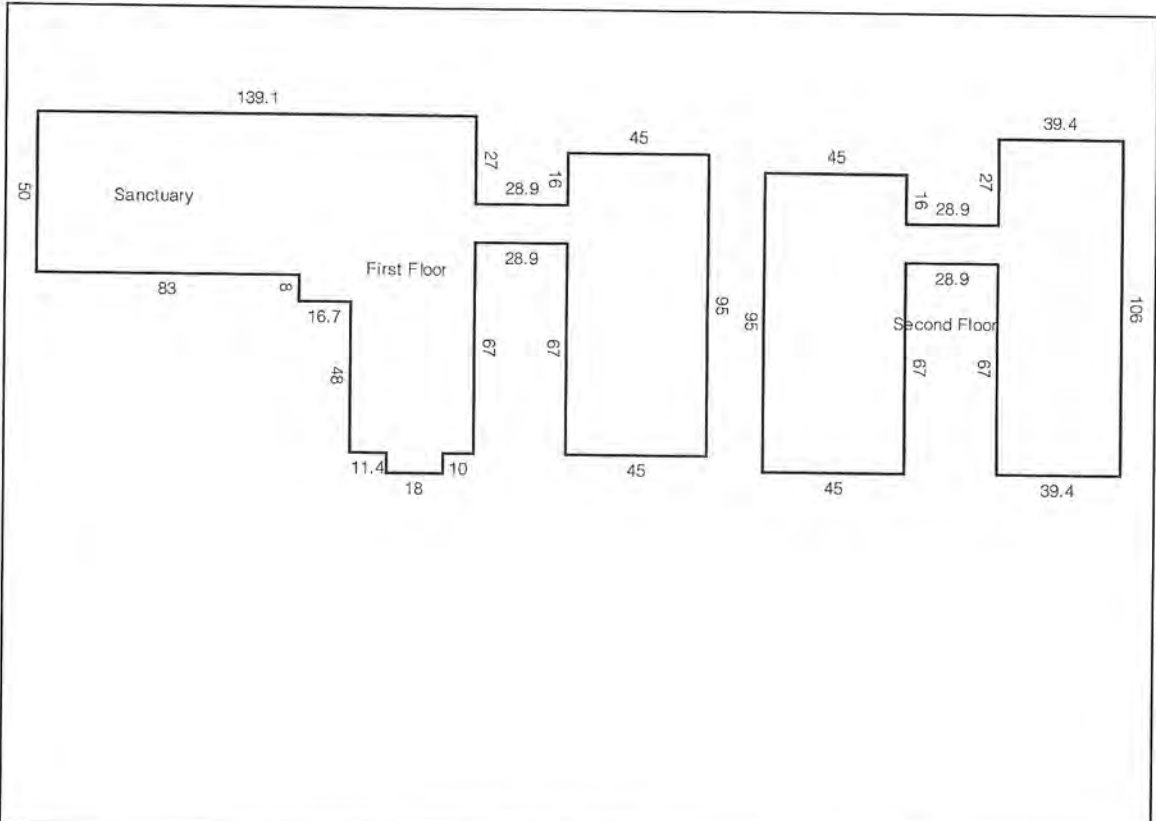
The subject property is considered to be free from any functional or external obsolescence.





FIRST BAPTIST CHURCH
SECOND FLOOR

BUILDING SKETCH



Calculation																																																			
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