

CALL FOR OFFERS BY AUGUST 15TH

KNOX BUILDING

301 W BROADWAY AVE

±37,796 RSF

For Sale

www.301WBroadwayAve.com



NICHOLAS
COMMERCIAL

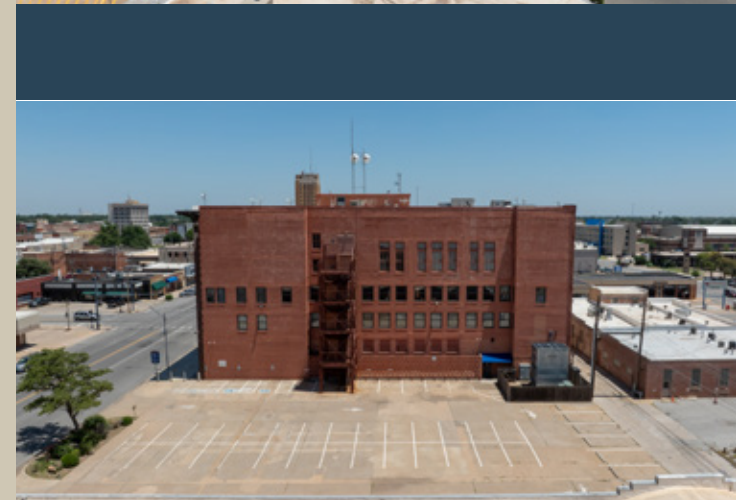
CBRE

EXECUTIVE SUMMARY

CBRE and Nicholas Commercial are pleased to present a unique opportunity to acquire a portion of the historic Knox Building, located at 301 W Broadway Ave, Enid, OK. The floors 1-3 of this cultural landmark, totaling 37,796 SF, are available for sale. This asset is conveniently situated in the heart of downtown Enid, combining central location with historical charm. The Enid Symphony, the first civic orchestra in Oklahoma, maintains occupancy on a portion of the first floor and floors 4-5, enhancing the cultural significance of the property.

The building, constructed in 1924, has become a distinguished architectural interest in the city. With its 73 parking spaces and C-4 zoning, it offers potential buyers an attractive investment proposition. Floors 1-3 are vacant, indicating a strong potential for revenue generation. The sale of this property is structured as a call for offers process, with all offers due by August 15, 2024.

Interested parties are invited to submit their offers to buddyn@nicholascommercial.com with copy to david.erstine@cbre.com. Additional information can be found at www.301WBroadwayAve.com.



Emerson Middle School

Railroad Museum of Oklahoma

Cafe Volare

BancCentral

Boomarang Diner

Callahan's Pub & Grill

Stride Bank

W Randolph Ave

Limon Cocina

Affinity Fitness & Beauty Spa

W Broadway Ave

KNOX BUILDING
301 W BROADWAY AVE

Alibi Bar

Enid News & Eagle

S Washington St

Firestone Auto Care



PROPERTY HIGHLIGHTS

CALL FOR OFFERS	AUGUST 15TH
SPACE FOR SALE*	±37,796 SF
BUILDING SIZE	±59,295 SF
PARCEL SIZE	±0.78 AC
INCLUDED FLOORS	BASEMENT PORTION OF 1ST 2ND 3RD
ZONING	C-4
PARKING SPACES	73
YEAR BUILT	1924
OCCUPANCY	0%

*Partial Building Sale



CULTURAL LANDMARK

Enid Symphony, the first civic orchestra in Oklahoma, occupies a portion of floor 1 as well as floors 4-5

CENTRAL LOCATION

Accessible location in the middle of downtown Enid

HISTORICAL CHARM

Building boasts historical significance and architectural interest

REDEVELOPMENT

Preservation and redevelopment can increase NOI



3RD FLOOR



1ST FLOOR



1ST FLOOR



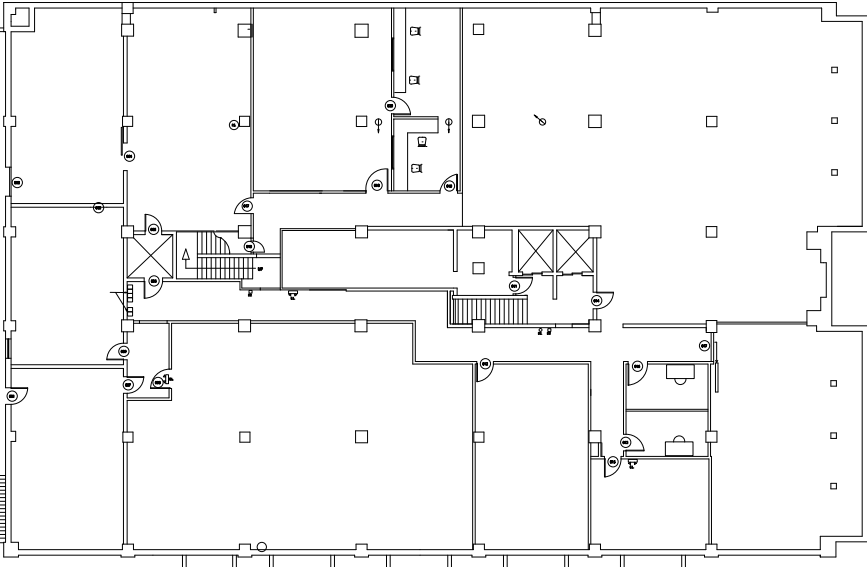
3RD FLOOR



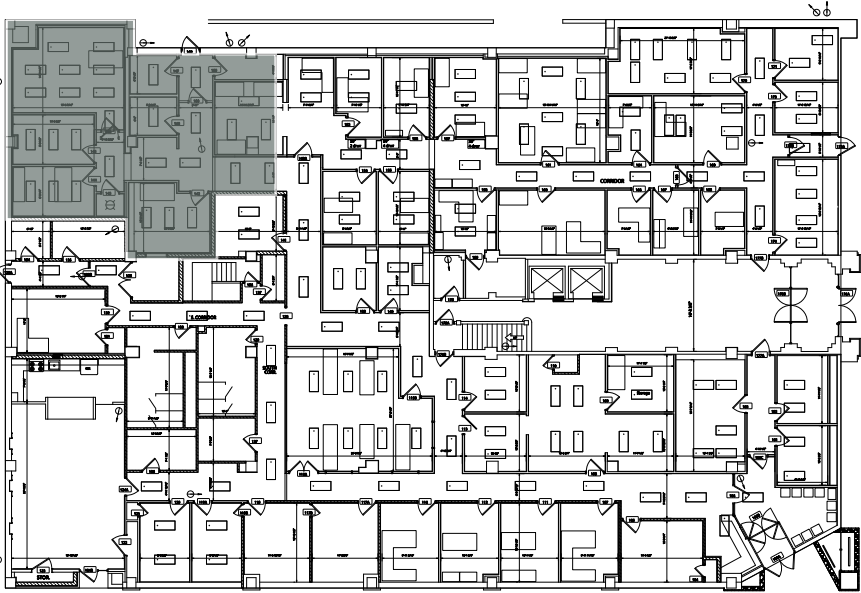
3RD FLOOR



BASEMENT



1ST FLOOR

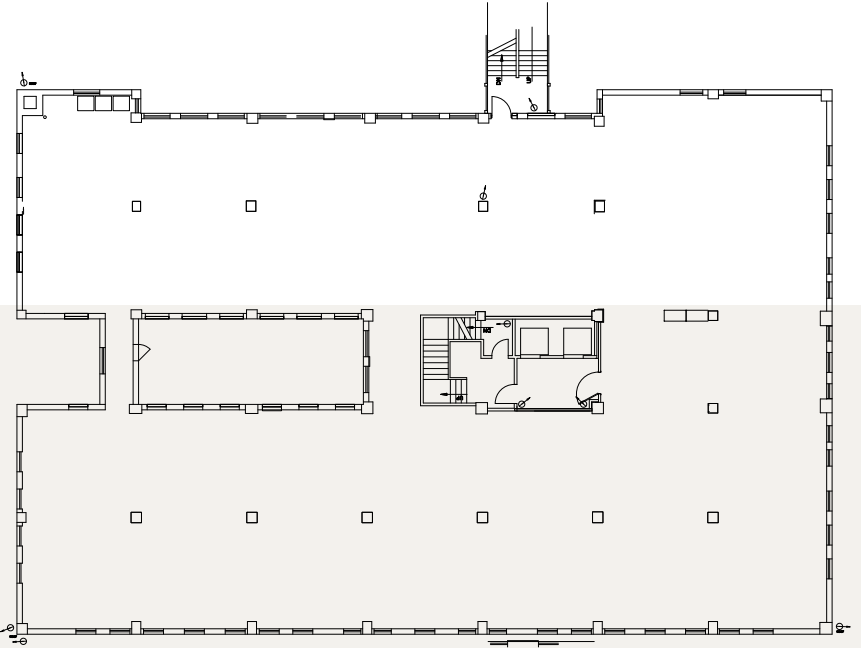


● Not Included

2ND FLOOR



3RD FLOOR



NEARBY AMENITIES



- Food & Entertainment
- Government & Financial Institutions

AREA DEMOGRAPHICS



DEMOGRAPHICS	5 MILES	10 MINS
Population	52,130	47,066
Households	20,140	18,292
Avg. HH Income	\$75,939	\$73,769
Daytime Population	23,447	22,122

Enid, Oklahoma, established during the opening of the Cherokee Outlet by the Land Run of 1893, is located in northwestern Oklahoma. Originally known as Skeleton Station, Enid was renamed after a character in Alfred Lord Tennyson’s Idylls of the King. Interestingly, the city’s early development was somewhat chaotic due to the vast number of settlers claiming lands in the area. This earned Enid the nickname of the “Queen Wheat City” and “Railroad hub of the West,” given its agricultural and transportation significance.

In the early 20th century, the discovery of oil in the area led to economic growth, attracting more settlers and establishing Enid as an economic hub. The city’s economy was further boosted by the establishment of Vance Air Force Base during World War II. Today, Enid is the ninth-largest city in Oklahoma and continues to be a key city in the state for agriculture, oil, and the military.

Sources: Oklahoma Historical Society, Enid Regional Development Alliance



KEY	
5 MILES	
10 MIN	



TRANSACTION MATERIALS

Please submit all offers to buddyn@nicholascommercial.com with copy to david.erstine@cbre.com. Additional transaction details, building plans, and reports can be found at www.301WBroadwayAve.com.

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301 W BROADWAY AVE

Enid, OK

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