

NAILED

COMMERCIAL REAL ESTATE

Parcel 4: 35.35 Acres MOL: \$3,464,653.50



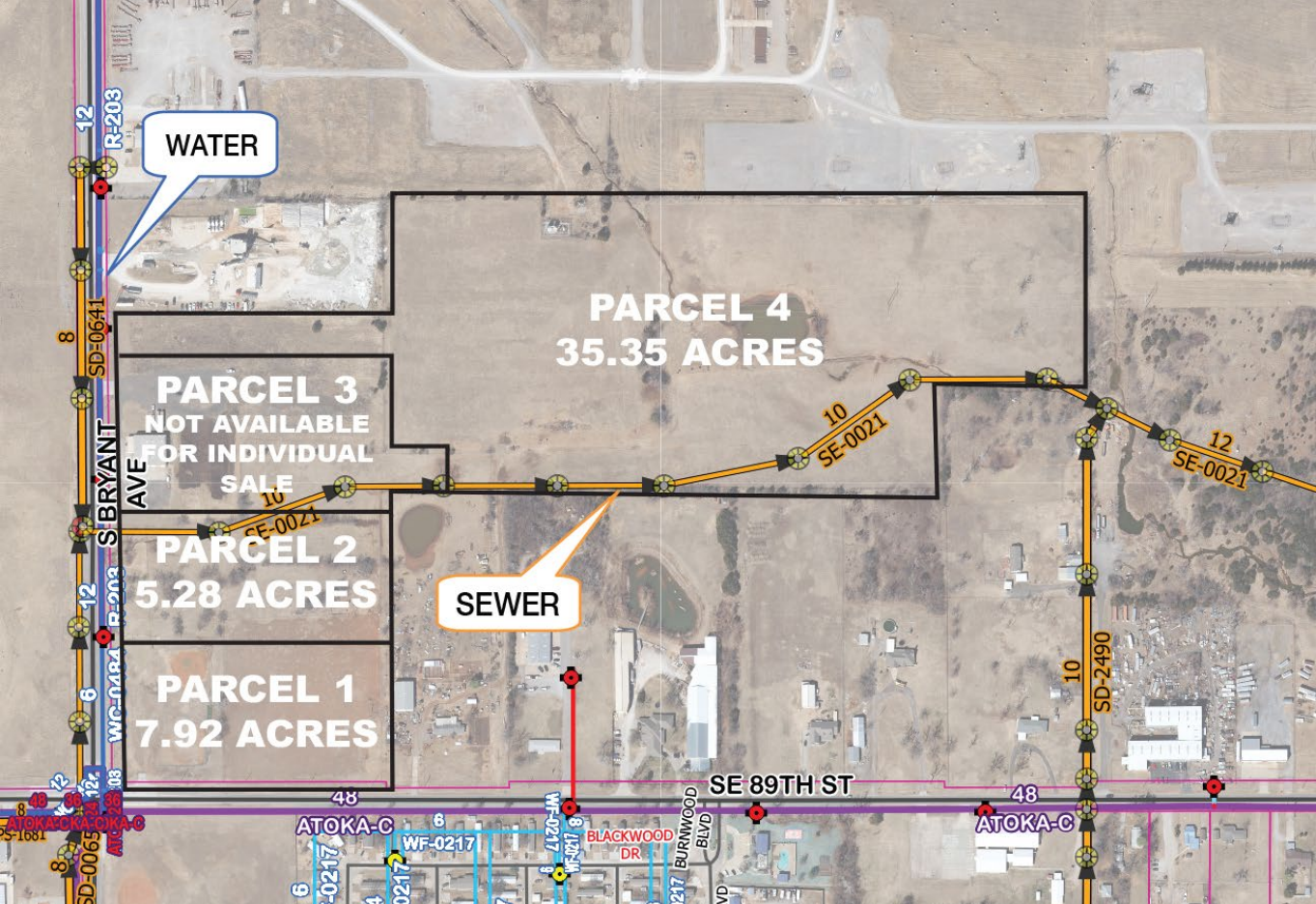
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Legend

- Manhole
- Drop Manhole
- Wastewater Main
- Wastewater Main
- Fire Hydrant
- Private Hydrant
- Service Line
- Public Fire Line
- Private Fire Line
- Hydrant Lead
- Oklahoma City,Active
- Private,Active
- Water Main >12"
- City Lot



- Parcels can be combined for up to 58.55 Acres Inquire for Pricing
- Zoned: I-2
- Parcel 1: Retail Focused: Great Location for Truck Fuel Operator & Quick Serve Restaurants
- Parcel 2: Industrial or Retail Focused: Good Fit for Industrial Developer or Self Storage
- Parcel 4: Industrial Development Land: Great Location for Light Industrial
- Development Directly to the East of the 577 Development
- Just South of I-240

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,524	52,885	169,572
AVERAGE HOUSEHOLD INCOME	\$83,234	\$72,173	\$64,493
TOTAL HOUSEHOLDS	903	19,862	64,338

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