

6004 SHORT STREET
MIDWEST CITY, OK 73115



Hospitality Land For Sale

4.45 Acres MOL

Sales Price: \$2,200,000 (\$11.35/SF)

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PROPERTY OVERVIEW

LOT SIZE 4.45 ACRES +/-

ZONING Agricultural

- Hospitality Land in Midwest City
- Adjacent to Rose State College
- Full Utilities to Site
- Fully Engineered Plans for Hotel Construction
- 1/2 block from I-40
- The area is already developed with multiple hotels including Hawthorne Suites, Hampton Inn Suites, LaQuinta Inn, and Delta Hotels among others. The Reed Convention Center is across Warren Drive. There are many national retailers in the area including Warren Theatre, Home Depot, and Walmart

DEMOGRAPHICS



POPULATION

1 MILE: 8,657
3 MILES: 70,229
5 MILES: 133,634



AVERAGE HOUSEHOLD INCOME

1 MILE: \$47,464
3 MILES: \$59,717
5 MILES: \$61,331



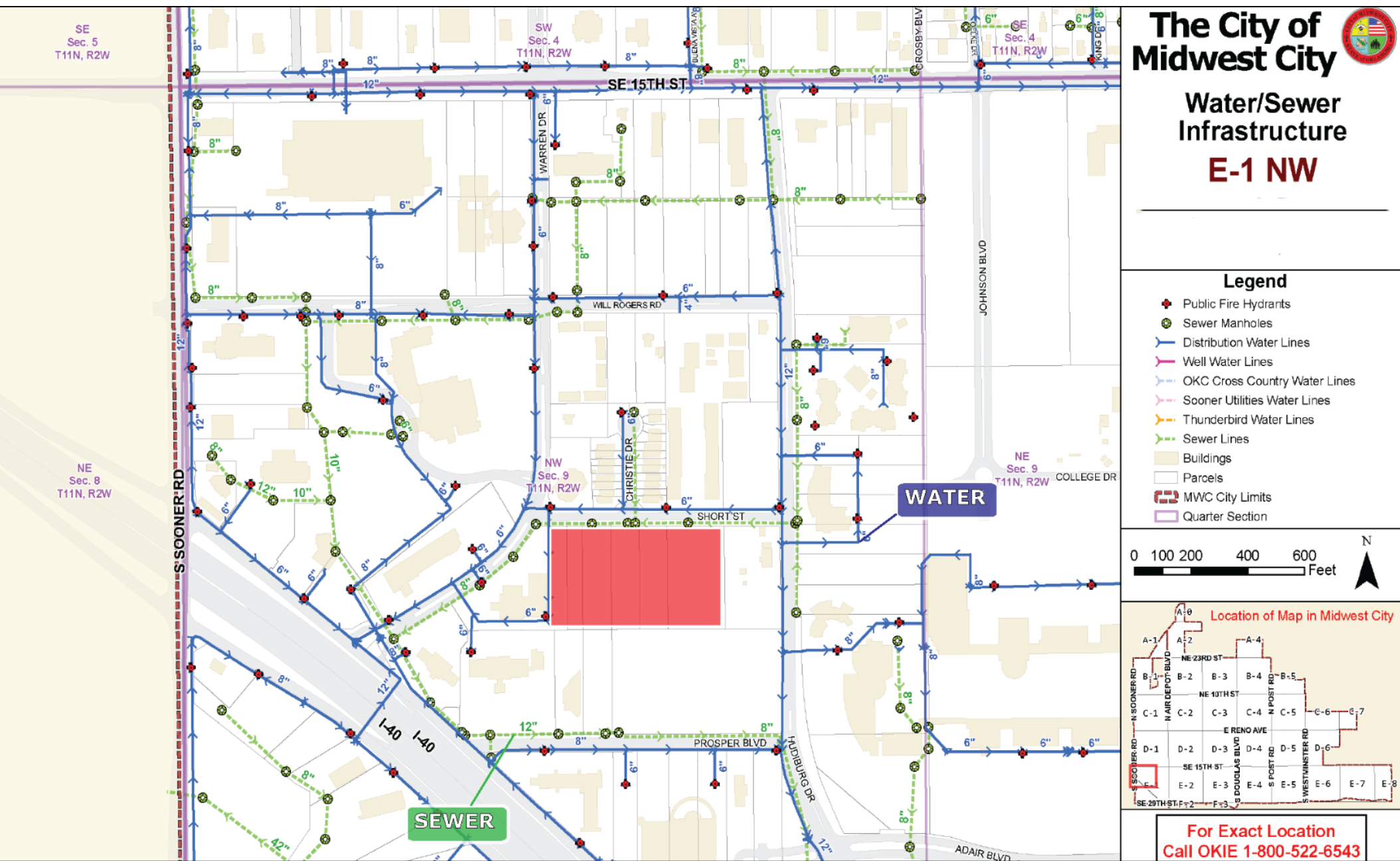
TOTAL HOUSEHOLDS

1 MILE: 3,693
3 MILES: 28,007
5 MILES: 52,909



LESS THAN 1 MILE FROM I-40
4.5 MILES FROM I-35
6 MILES FROM I-235
7 MILES FROM I-240

6004 SHORT STREET WATER & SEWER MAP



6004 SHORT STREET EXECUTIVE SUMMARY

We have for sale approximately 4.4 acres zoned for Hospitality use in Midwest City, Oklahoma. Midwest City is a city in Oklahoma County, Oklahoma, United States, and a part of the Oklahoma City MSA. As of the 2020 census, the population of Midwest City was 58,409, making it the eighth largest city in the state. Oklahoma City is the 20th largest City by population in the United States.

This land is fully developed with all utilities and is shovel-ready for construction. The 4.4-acre site is located within a hospitality complex, being accessible from the Interstate 40 frontage road, and conveniently located within walking distance to Rose State College, a 120-acre Oklahoma State community college with enrollment of over 8,000 students, including their conference center and Aerospace Technology Center. The site is also within walking distance to the Midwest City Reed Conference Center, including 21,000 square feet of conference space which will accommodate over 1,000 people. There is also a large retail complex within a couple of blocks of the site, including a Home Depot, Warren Theatre, and Walmart.

Tinker Air Force Base is located within a mile of this site. Tinker AFB is the largest employer in the State of Oklahoma and is the largest Maintenance, Repair and Overhaul (MRO) facility in the world.

The 4.4-acre site has been previously approved for a 103 room Staybridge by Holiday Inn, but can be used for other hotels as well. The land is priced at \$2,200,000.00, which is \$11.48 per square foot, a great value with all the infrastructure and utilities in place, as well as an A+ location for Hospitality use.

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