

11801 N. WESTERN AVENUE OKLAHOMA CITY, OK 73114



Commercial Land For Sale
4.39 Acres MOL
Sales Price: \$650,000



SCAN FOR VIDEO



PROPERTY OVERVIEW

LOT SIZE 4.39 ACRES +/-

ZONING PUD

- 4.39 Acres of highly adaptable commercial land
- 350' of Frontage on Western Avenue
- Flat, cleared, and primed for immediate development
- Zoned for commercial use with a versatile footprint, making it an ideal site for industrial flex, retail, office, multifamily, or a mixed-use concept
- Strategically positioned with seamless access to two major highways, providing excellent logistical routing for tenants or customers
- Located just south of Chisholm Creek, Oklahoma City's premier 200-acre mixed-use retail, dining, and entertainment destination
- Surrounded by major economic drivers, including corporate headquarters, high-density residential neighborhoods, and major medical developments
- Positioned in a rapidly expanding commercial corridor with limited remaining large-acreage development sites

DEMOGRAPHICS



POPULATION
 1 MILE: 9,035
 3 MILES: 70,941
 5 MILES: 166,974



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$60,296
 3 MILES: \$88,710
 5 MILES: \$102,819



TOTAL HOUSEHOLDS
 1 MILE: 4,088
 3 MILES: 32,712
 5 MILES: 73,057



- 0.8 MILES FROM KILPATRICK TURNPIKE
- 1.5 MILES FROM US-77
- 2.5 MILES FROM US-74

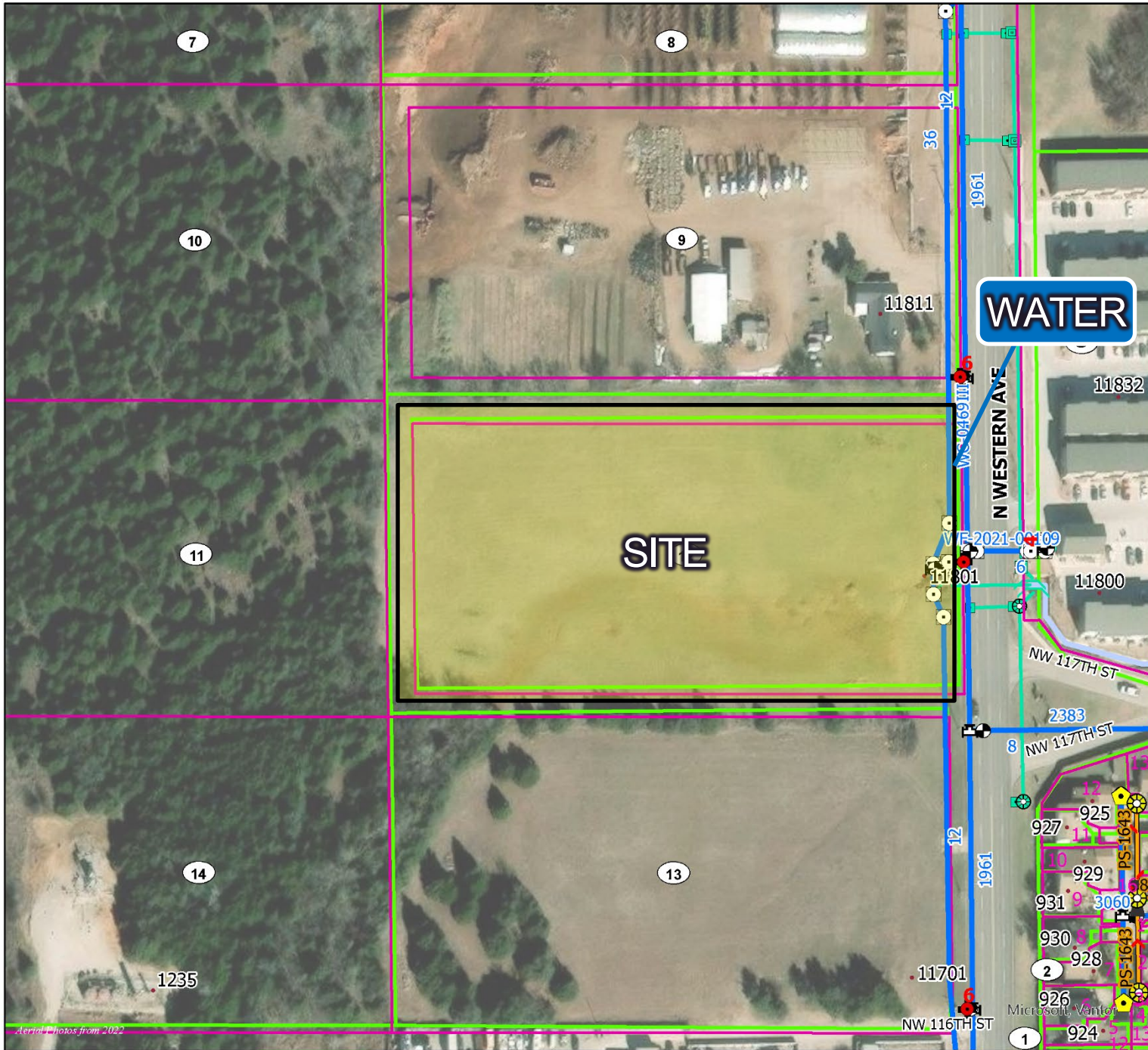
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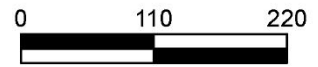
11801 N. WESTERN AVENUE WATER & SEWER MAP



ATLAS

Legend

- Manhole, Standard
- Fire Hydrant
- Gate
- Water Main



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