

I-35 & N.E. 44TH STREET OKLAHOMA CITY, OK 73111

Commercial Land For Sale

14.33 Acres MOL

Sales Price: \$2,000,000 (\$3.20/SF)



NAI REED

COMMERCIAL
REAL ESTATE

NAI REED

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NAIRED.COM

MATTHEW PIERCE

405.203.3636

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CADE FLESNER

760.889.2305

CADE@NAIRED.COM



PROPERTY HIGHLIGHTS

- Utilities to Site
- Development Opportunity
- Great Visibility Off I-35
- Zoned: PUD

LOCATION HIGHLIGHTS

- Easy Access to I-35
- Close Proximity to Lincoln Golf Course
- Located in the Adventure District
- Close to Oklahoma City Zoo

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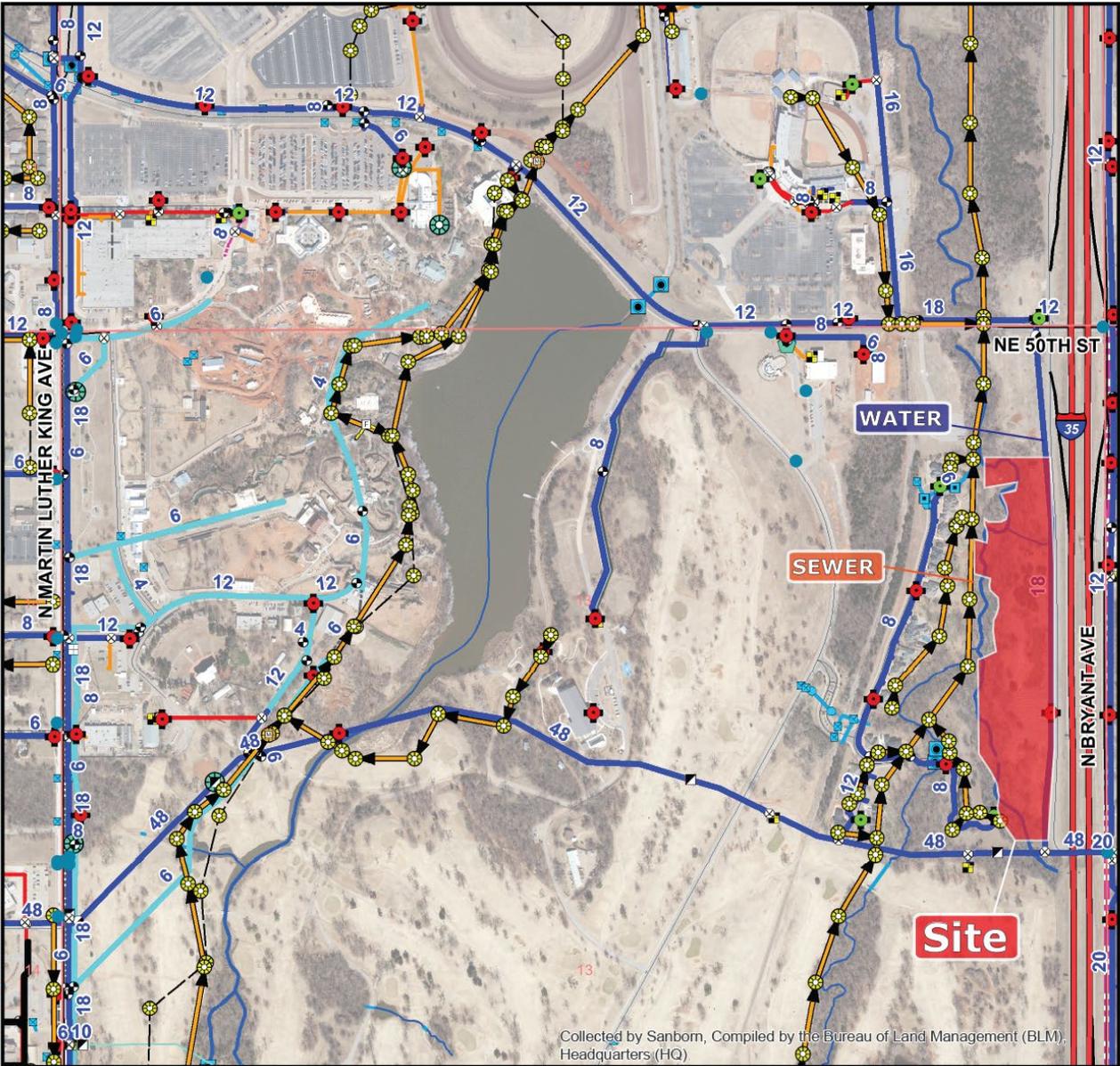
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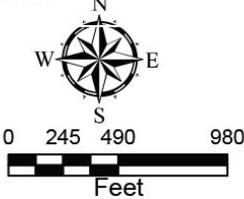
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Legend

- Secondary Control Points 1986
- PLSS Section
- Easement Lines
- Sewer Manhole
- Abandoned WWM
- Wastewater Main
- Private WWM
- Hydrant
- Dead End Hydrant
- Abandoned WM
- Water Main
- Private WM
- Proposed OKC City WM
- Removed WM
- Inlet Box
- Junction Box
- Storm Sewer Manhole
- Concrete Channel
- Grated Inlet
- Storm Pipe Line
- OKC Limits

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Collected by Sanborn, Compiled by the Bureau of Land Management (BLM), Headquarters (HQ)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	505	23,785	93,346
AVERAGE HOUSEHOLD INCOME	\$96,245	\$49,985	\$70,417
TOTAL HOUSEHOLDS	199	10,390	42,657



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