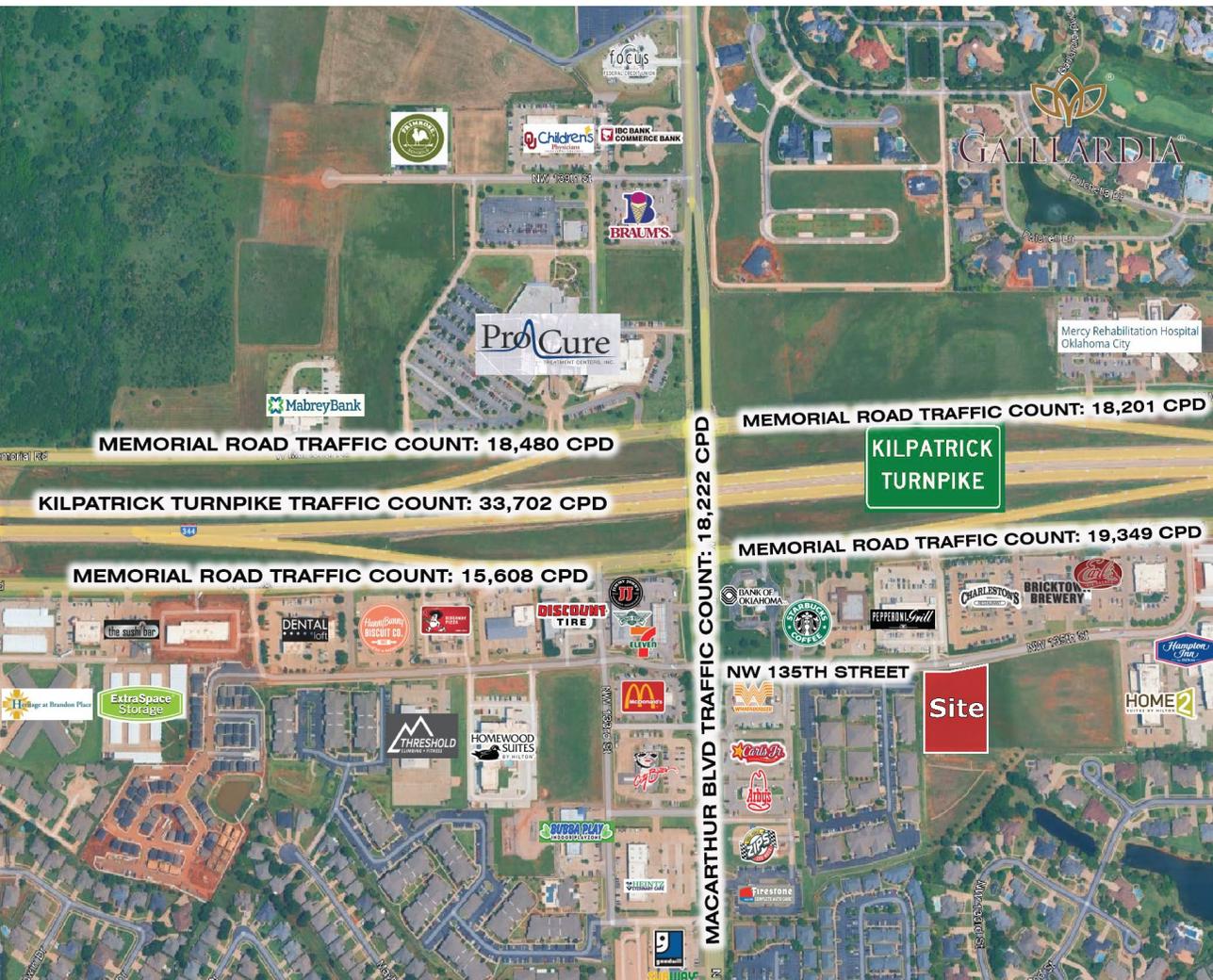


N.W. 135TH STREET & MACARTHUR BOULEVARD OKLAHOMA CITY, OK 73142

Commercial Land For Sale

1.8 Acres MOL

Sales Price: \$1,100,000 (\$14.03/SF)



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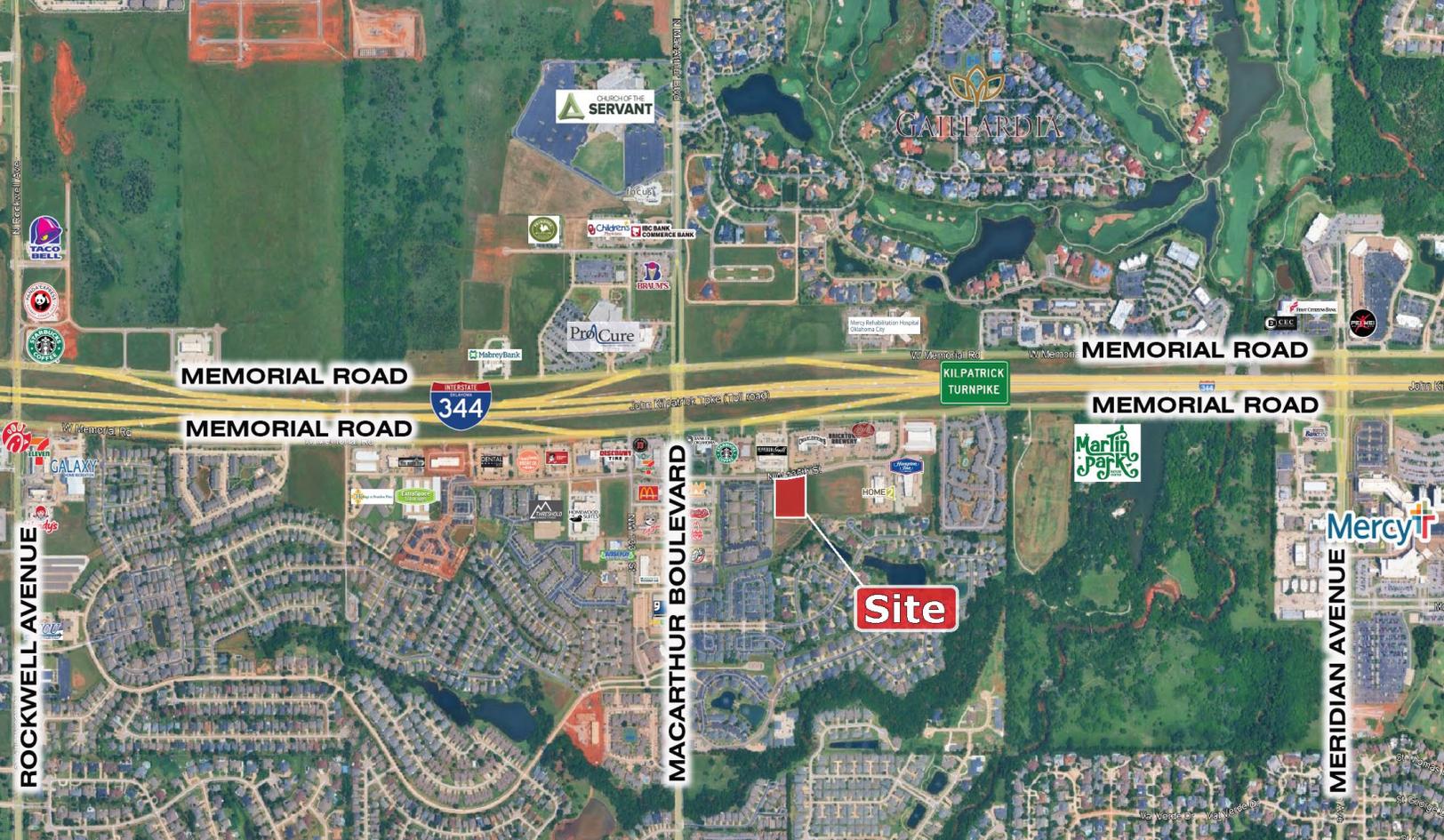
405.203.3636

MATT@NAIRED.COM

CADE FLESNER

760.889.2305

CADE@NAIRED.COM



PROPERTY HIGHLIGHTS

- Compact Dirt Ready to Develop
- Utilities to Site
- High Traffic Counts
- Great Ingress/Egress Points
- Ample Retail, Restaurants, Hotels Nearby
- Zoned: PUD

LOCATION HIGHLIGHTS

- Close Proximity to Hotels & Prominent Oklahoma Medical Facilities.
- Easy Access to John Kilpatrick Turnpike

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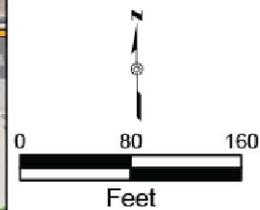
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ATLAS



- Legend**
- Manhole
 - Wye
 - Wastewater Main
 - Fire Hydrant
 - Gate Valve
 - Tapping Valve
 - Water Meter
 - Service Line
 - Public Fire Line
 - Private Fire Line
 - Service Line
 - Hydrant Lead
 - Double Check Valve
 - Bend
 - Plug
 - Reducer
 - Tee
 - Water Main
 - Concrete Storm Channel
 - Pipe Line (Storm)



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,671	58,812	162,171
AVERAGE HOUSEHOLD INCOME	\$93,523	\$112,831	\$95,052
TOTAL HOUSEHOLDS	3,808	24,766	68,911

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