

S.W. 104TH STREET & I-44 OKLAHOMA CITY, OK 73159

Commercial Land For Sale

36.22 Total Acres MOL

Call For Pricing

- Lot 1: 1.66 Acres MOL
- Lot 2: 1.15 Acres MOL
- Lot 3: 1.15 Acres MOL
- Lot 4: 0.92 Acres MOL
- Lot 5: 1.02 Acres MOL
- Lot 6: 1.07 Acres MOL
- Lot 7: 25.60 Acres MOL
- Lot 8: 3.65 Acres MOL

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COMMERCIAL
REAL ESTATE



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405.840.0600

NAIRED.COM

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405.208.2046
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PLAT MAP



FINAL PLAT OF SOUTH PORTLAND COMMERCIAL PARK - PHASE III

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, T.10N, R.4W, I.M. OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



Entry Distance Table (SW Corner, SW Quarter, Section 1, T.10N, R.4W, I.M.)

Entry #	Description	Distance
1	Centerline intersection of SW 10th Street to Southwest corner of Lot 1, Block 4	1360.22'
2	Centerline intersection of SW 89th Street to Southwest corner of Lot 1, Block 8	1970.06'

BENCHMARK #1 "X" IN TOP OF CONCRETE HEADWALL N 112492.8200 E 2095061.2315 ELEV. 1240.66'	BENCHMARK #2 "X" IN TOP OF CONCRETE HEADWALL N 133335.8423 E 2093964.4035 ELEV. 1251.29'
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TRACT 2 LOT LAYOUT B
1"=100'

OWNER'S IDENTIFICATION:
FOURTYFOUR LLC
ATTN: Brady Baker
521 W. SHAW BLVD., STE. 100
OKLAHOMA CITY, OK 73118
405-252-8555

DESIGN FIRM:
THE ORION GROUP, LLC CA #0645
ATTN: BRADLEY JONES, PE #19305
2001 WOODHILL ROAD
EDMOND, OK 73208

THE SOUTHWEST QUARTER (SW 1/4) IS USED AS THE BASIS OF BEARING AND IS ASSURED TO BEAR 8.87' 17.37" W.

SHEET NO. 2 OF 2

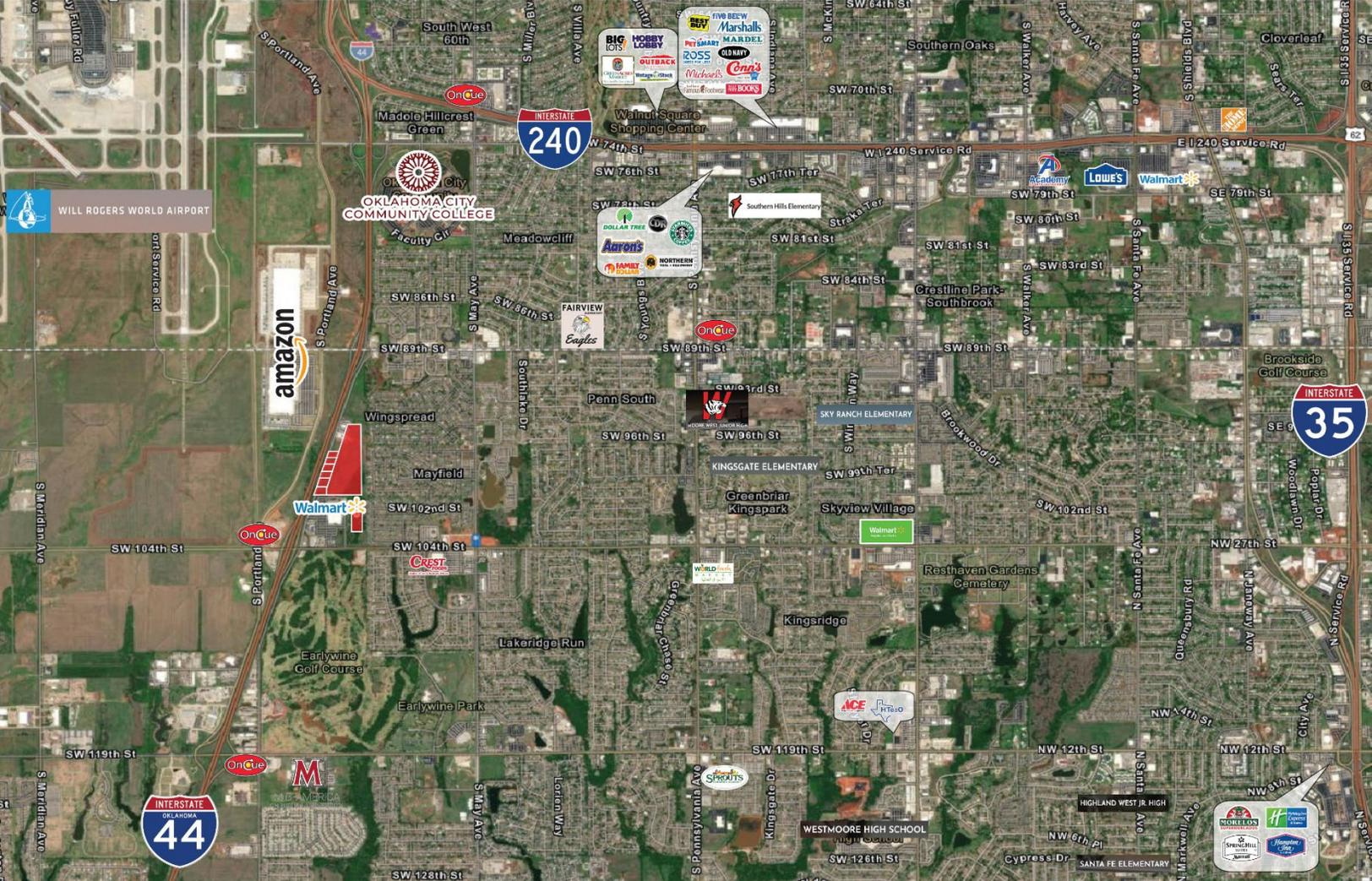
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,765	65,885	166,333
AVERAGE HOUSEHOLD INCOME	\$79,044	\$77,445	\$68,514
TOTAL HOUSEHOLDS	3,266	24,953	61,267

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