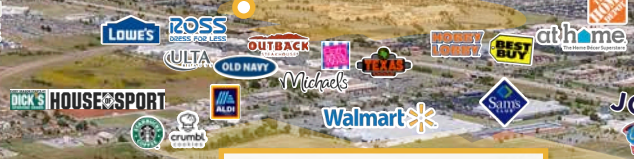


COMMERCIAL LAND ± 11.49 ACRES



FOR SALE

13001 N WESTERN AVENUE
OKLAHOMA CITY, OK 73134

- SALES PRICE: \$7,436,000 / \$13.00 PSF
- FRONTAGE LOT SIZE: ±13.13 TOTAL ACRES
- ZONING: PUD - 1887 C-3 Commercial Uses



FOR SALE | COMMERCIAL LAND

13001 N WESTERN AVENUE
OKLAHOMA CITY, OK 73134

**BROKER
CONTACT**

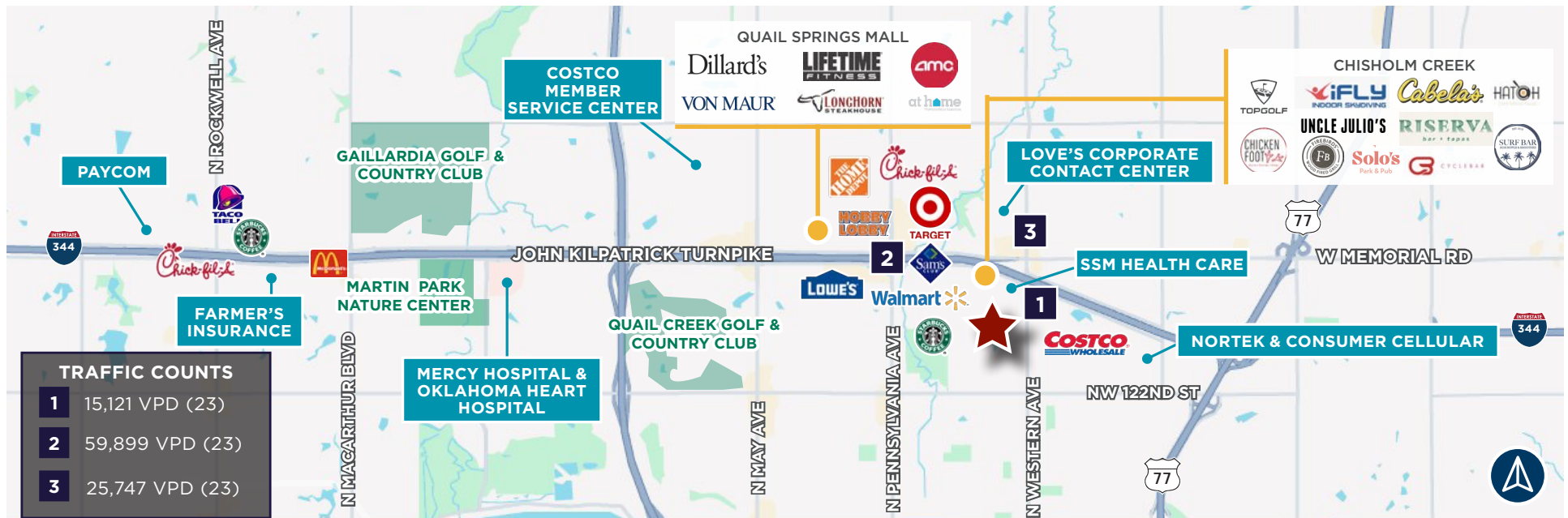
STEPHEN PESTINGER

+1 405 297 9916

spestinger@commercialoklahoma.com

PROPERTY HIGHLIGHTS

- **SALES PRICE:** \$7,436,000 / \$13.00 PSF
- **FRONTAGE LOT SIZE:** ± 13.13 Total AC
- **ZONING:** PUD - 1889
C-3 Commercial Uses
- 1,430 feet of frontage on N Western Avenue
- Proposed Site: 1,430 feet x 400 feet
- Located off of N Western Ave between the John Kilpatrick Turnpike/Memorial Road and NW 122nd Street.
- Excellent location close to the John Kiilpatrick Turnpike and the premier retail & entertainment district, Chisholm Creek.
- The property is also in close proximity to the Memorial Road corridor, which runs along the John Kilpatrick Turnpike. The Memorial Road corridor is one of Oklahoma City's most dynamic and sought-after retail trade areas and his home to high-performing Quail Springs Mall as well as top employers such as Paycom, Costco Member Service Center, Farmers Insurance, Love's BakerHughes, Mercy Hospital, Oklahoma Heart Hospital, and SSM Health Care.





N WESTERN AVE