

# SOSA MIDTOWN DEVELOPMENT LOTS

1014 - 1016 N FRANCIS AVE, OKLAHOMA CITY, OK 73106



## OFFERING SUMMARY

|               |                      |
|---------------|----------------------|
| Sale Price:   | \$995,000            |
| Available SF: | ~19,602sf            |
| Lot Size:     | 0.45 Acres           |
| Dimensions    | 100' wide x 190'deep |
| Price PSF:    | \$51psf              |
| Zoning:       | DTD-1                |

## PROPERTY OVERVIEW

Positioned in Oklahoma City's highly desirable SOSA neighborhood within the Midtown area, 1014-1016 N. Francis Avenue presents a versatile urban infill development opportunity with the potential to accommodate a wide range of uses.

The property offers an attractive setting for office, medical, retail, single-family residential, townhomes, vertical multi-story townhomes, or other compatible development concepts, subject to applicable zoning and approvals. Its location makes it particularly well suited for a developer or owner-user looking for flexibility in one of central Oklahoma City's most distinctive neighborhoods.

## PROPERTY HIGHLIGHTS

- Prime SOSA / Midtown Location – Situated at 1014-1016 N. Francis Avenue in Oklahoma City's distinctive SOSA neighborhood.
- Versatile Development Opportunity – Well suited for a variety of potential office, residential, retail, or medical concepts
- Multiple Residential Possibilities – Potential for single-family residences, townhomes, or modern multi-story vertical townhomes.
- Near St. Anthony Hospital – Conveniently located near SSM Health St. Anthony Hospital and its surrounding medical and employment base.
- Urban Infill Site – Opportunity to develop within an established neighborhood in Oklahoma City's urban core.
- Minutes from Downtown – Quick access and walkable to Downtown Oklahoma City.

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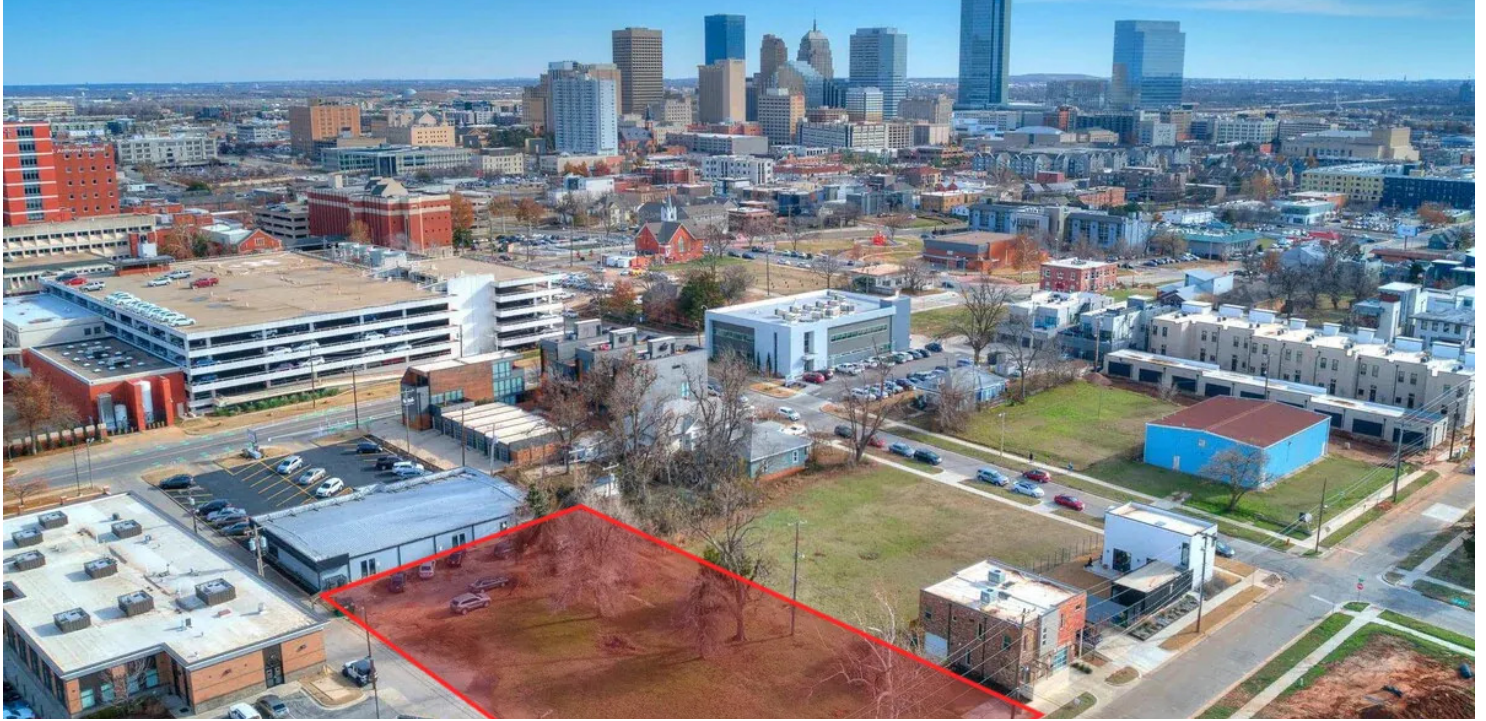
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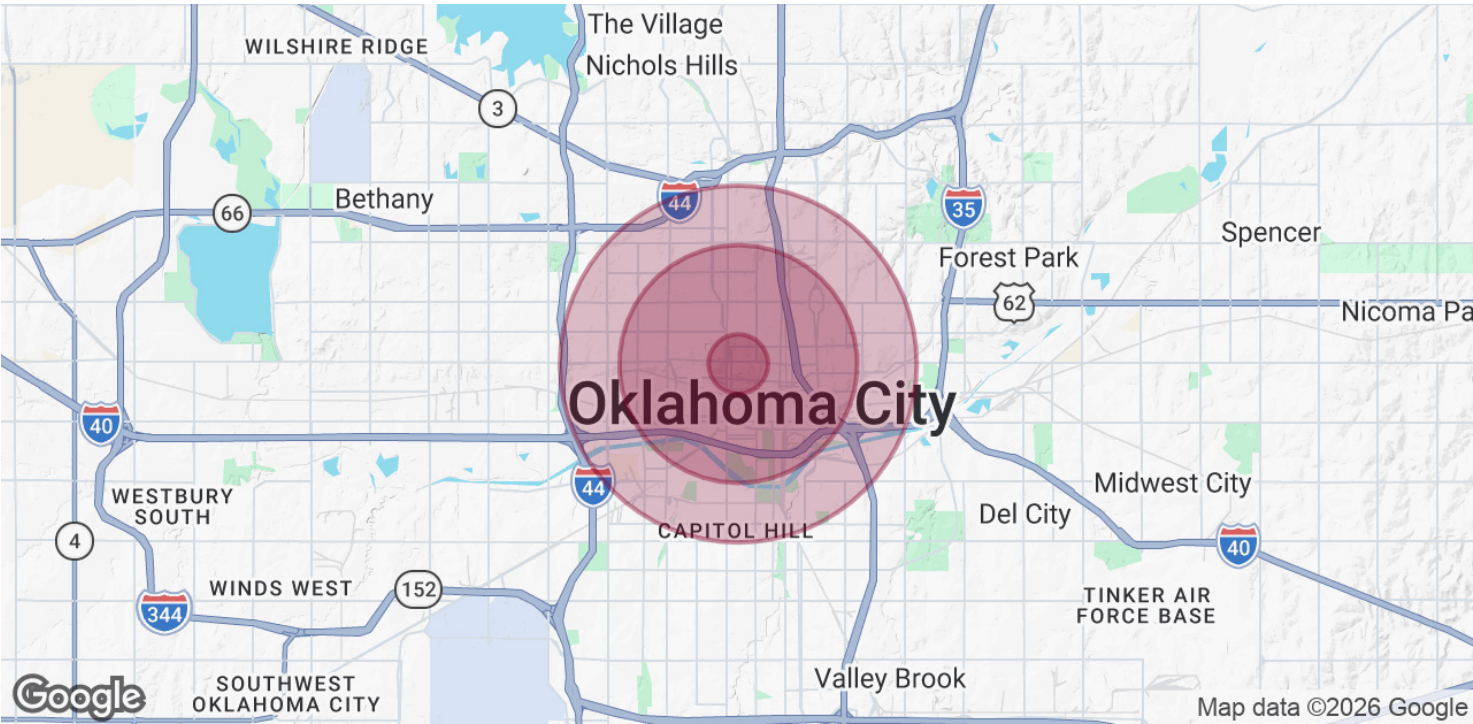
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| POPULATION           | 0.5 MILES | 2 MILES | 3 MILES |
|----------------------|-----------|---------|---------|
| Total Population     | 3,174     | 39,217  | 78,983  |
| Average Age          | 34.5      | 32.9    | 34.3    |
| Average Age (Male)   | 36.1      | 33.8    | 35.1    |
| Average Age (Female) | 34.0      | 32.6    | 34.3    |

| HOUSEHOLDS & INCOME | 0.5 MILES | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,897     | 18,200    | 35,482    |
| # of Persons per HH | 1.7       | 2.2       | 2.2       |
| Average HH Income   | \$91,294  | \$90,848  | \$81,362  |
| Average House Value | \$401,061 | \$284,942 | \$230,494 |

2023 American Community Survey (ACS)