



Commercial Land FOR SALE

Explore this prime 6.6-acre commercial land at 11816 S Western Ave, South Oklahoma City, available for \$725,000. Located in a high-traffic area, it's ideal for developing warehouses, office parks, or storage units. With strategic positioning and ample space, it's a top opportunity for investors. Contact us today for more information.

PROPERTY HIGHLIGHTS

- SALES PRICE: \$725,000 / \$2.52 PSF
- LOT SIZE: 6.6 ACRES
- ZONING: C3 & O2

Property Features

6.6 Acres Available
High Traffic Area

Land with many of potential uses
50' frontage entry on Western Ave

Zoned C3 & O2
Sewer & Water on Property

Call Us for More Info:
405-691-9767

Buchanan Realty Group
11801 S Western Ave STE A,
Oklahoma City, OK 73170

Steve Buchanan, CCIM
Email: steve@buchananrealty.net
www.buchananrealty.net



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SUMMARY

SITE AREA: ~6.64 ACRES
 ZONING: C-3
 BUILDINGS: 10
 72,000 SQ. FT. EACH BLDG. SQ. FT.: 7,200 SQ. FT.
 OFFICE AREA: 22,392 SQ. FT.
 WAREHOUSE AREA: 49,608 SQ. FT.
 PARKING REQUIRED: 117 (Based on Partial Office and Warehouse Designation)
 PARKING SHOWN: 124

S. Western Ave and SW 119th Street Tract

Oklahoma City, OK

Concept Sketch B

February, 2021



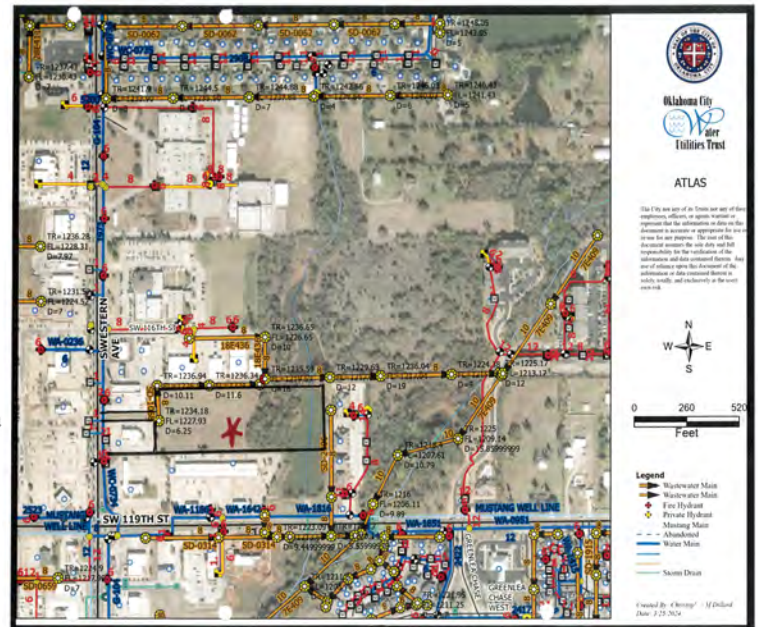
ZONING INFORMATION



Zoning Overview

The subject property area is zoned "C-3" Community Commercial District and "O-2", General Office District. These districts are further described as follows:

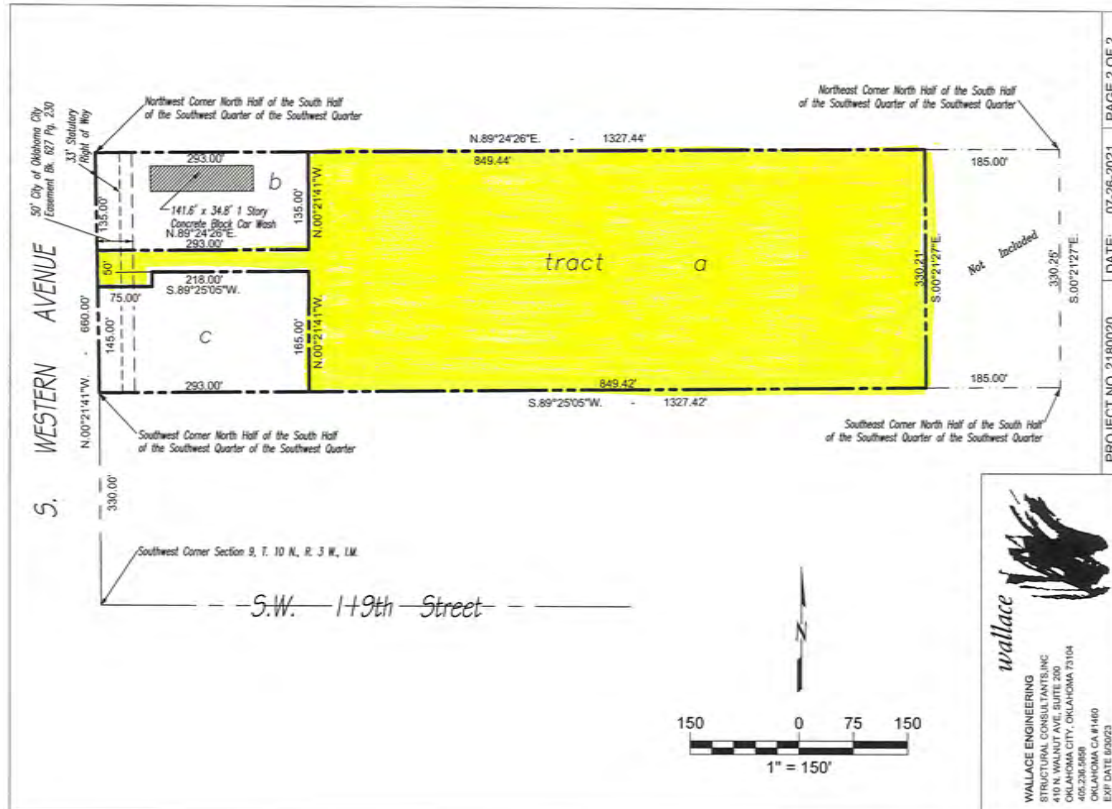
"C-3" Community Commercial District



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DEMOGRAPHIC SUMMARY

11816 S Western Ave, Oklahoma City, Oklahoma, 73170

Rings: 1, 3, 5 mile radii

KEY FACTS

99,300

Population



39,518

Households

37.9

Median Age

\$52,948

Median Disposable Income



\$74,414

Median Household Income



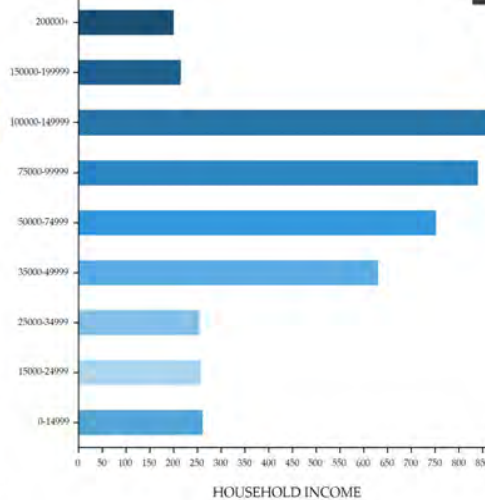
\$38,357

Per Capita Income



\$163,817

Median Net Worth



Traffic Data

Traffic volume	Year of traffic count	Cross street	Street name	Direction	Distance
19,447	2,016	SW 113th St	S Western Ave	S	0.0
17,200	2,021	SW 112th St		N	0.2
16,364	2,018	Greenlea Ct	SW 119th St	SE	0.3
18,057	2,018	Cedar Valley Dr	SW 119th St	SW	0.4

Closest 4 locations

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