



**4.3 Acres
Available**

Broadway Extension & Britton Road

9001 North Broadway Extension

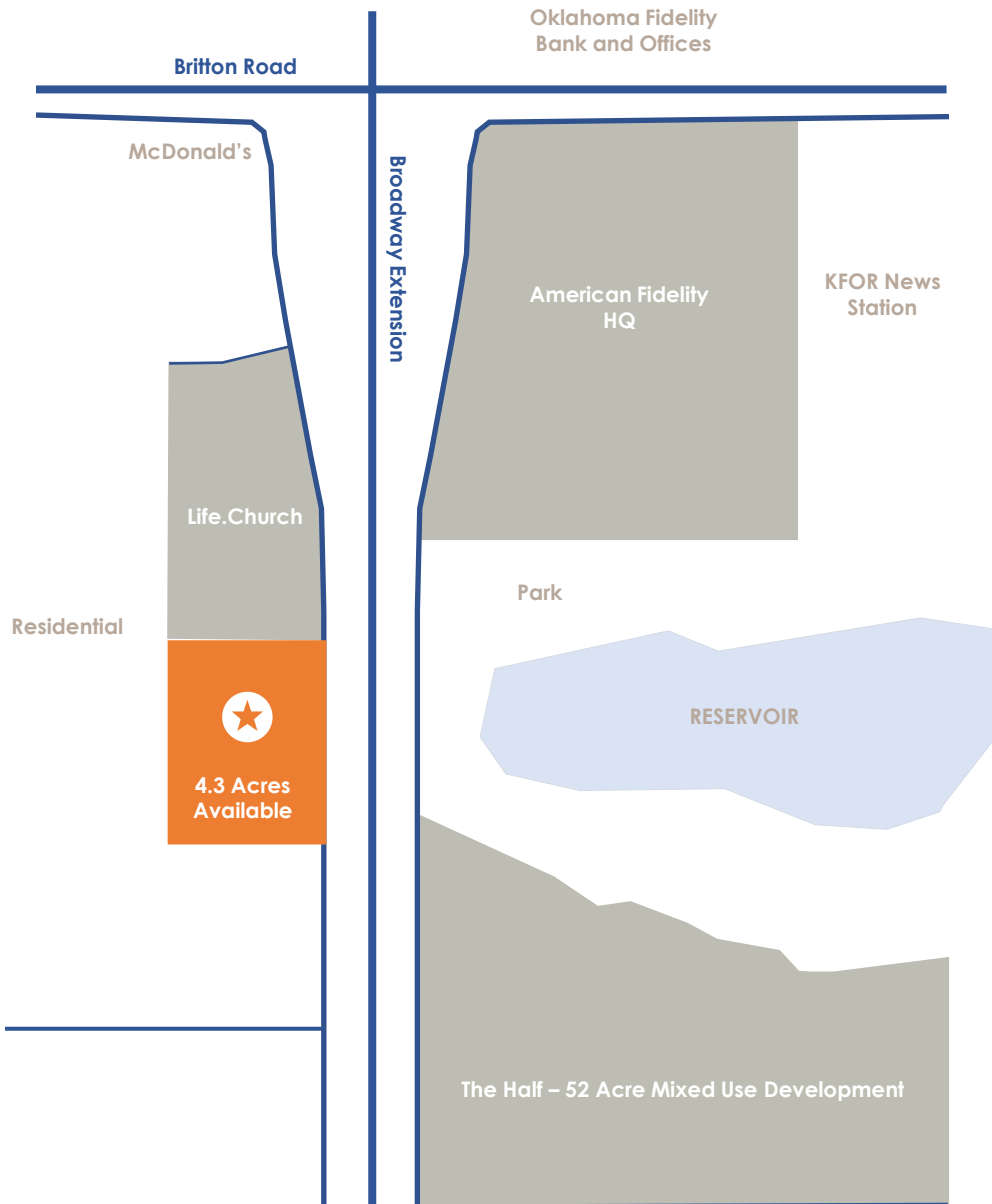
Land For Sale

Asking Price: \$1,873,080.00

4.3 Acre Development Parcel

Oklahoma City, Oklahoma

Site Overview



Located on the Broadway Extension and Britton Road in Oklahoma City, Oklahoma. Zoned PUD 1975 Planned Unit Development. The property is in a high growth area surrounded by several new developments including a new 52-acre mixed-use development, making the Broadway Extension frontage ideal for value office or medical office space. A wide variety of uses including office/flex, medical, retail are desired and will compliment the surrounding neighbors.

4.3 Acres

Office | Retail | Flex | Medical

PUD 1975

Broadway Extension and Britton Road
Oklahoma City, OK 73114

Asking Price: \$1,873,080.00

Great Neighbors

NEARBY DEVELOPMENTS

THE HALF

A vibrant 52-acre mixed-use community, strategically located halfway between Edmond and downtown OKC, The Half currently boasts scenic ponds, pedestrian bridges, and over a mile of walking trails. It's designed as a dynamic hub for work, leisure, and living.

American Fidelity HQ

Situated on the north end of the site, this family-owned insurance giant employs over 1,000 locally and is frequently recognized on Fortune's "100 Best Companies to Work For."

Dolese Bros. Headquarters

The century-old Oklahoma concrete and aggregate leader relocated its corporate office to The Half in 2020, occupying a two-story, ~78,000 sq ft building for approximately 150 employees.

Chicken N Pickle

A popular indoor/outdoor entertainment venue from Kansas City, offering wood-fired chicken, pickleball courts, yard games, and a sports-bar atmosphere. Opened Fall 2020.

Flix Brewhouse

Oklahoma's first dine-in cinema and microbrewery is located at 8590 Broadway Extension. Featuring nine luxury auditoriums (~950 seats), full menu service, and on-site craft beer brewing, it officially opened September 2, 2020.

Andretti Indoor Karting & Games

A new development, just north of The Half, this 84,000 sq ft complex opened in July 2025 & includes multi-level electric go-kart tracks, VR racing, laser tag, bowling, a restaurant, and rooftop bar.

PopStroke

The Tiger Woods-designed, family-friendly mini-golf experience will be opening its first location in Oklahoma, featuring two 18-hole putting courses, a full-service restaurant, sports bar, and an event space. PopStroke combines "Eat. Putt. Drink." for guests of all ages.

OnCue Express

OnCue will be opening a new convenience store and fueling station on the northeast corner of Wilshire and Broadway Extension. This latest location will offer fuel, EV charging, made-to-order food, fresh drinks, and loyalty app benefits.



Site Aerials



Demographics

Area Profile



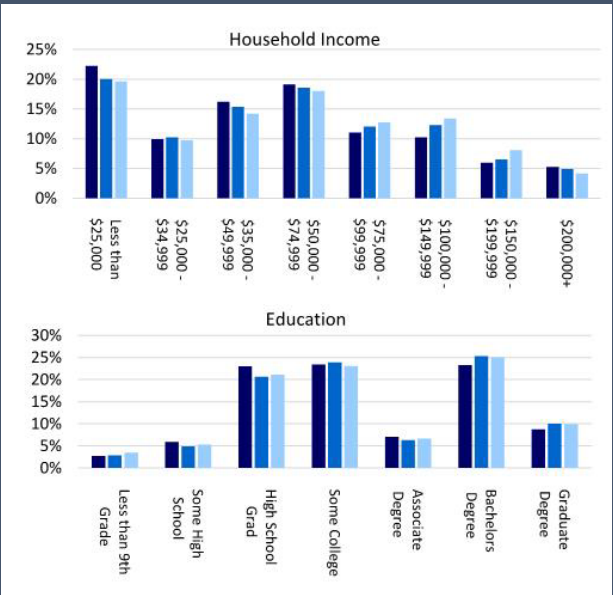
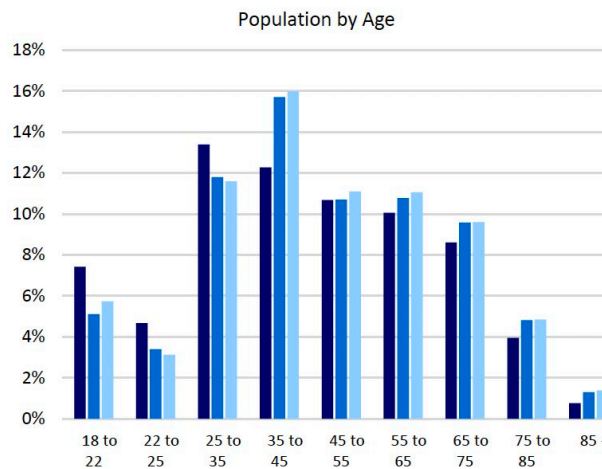
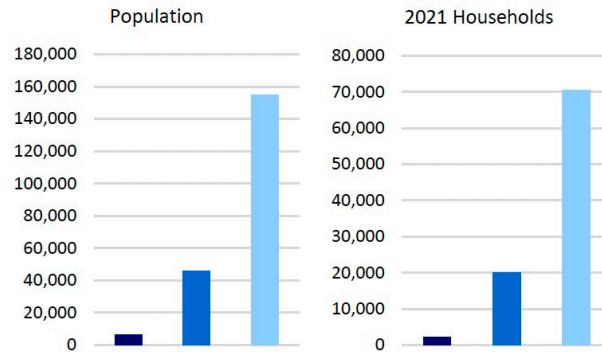
Population
154,931



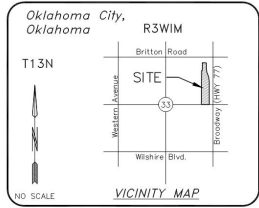
Average Household Income
\$86,047



Average Age
37.9



Site Survey

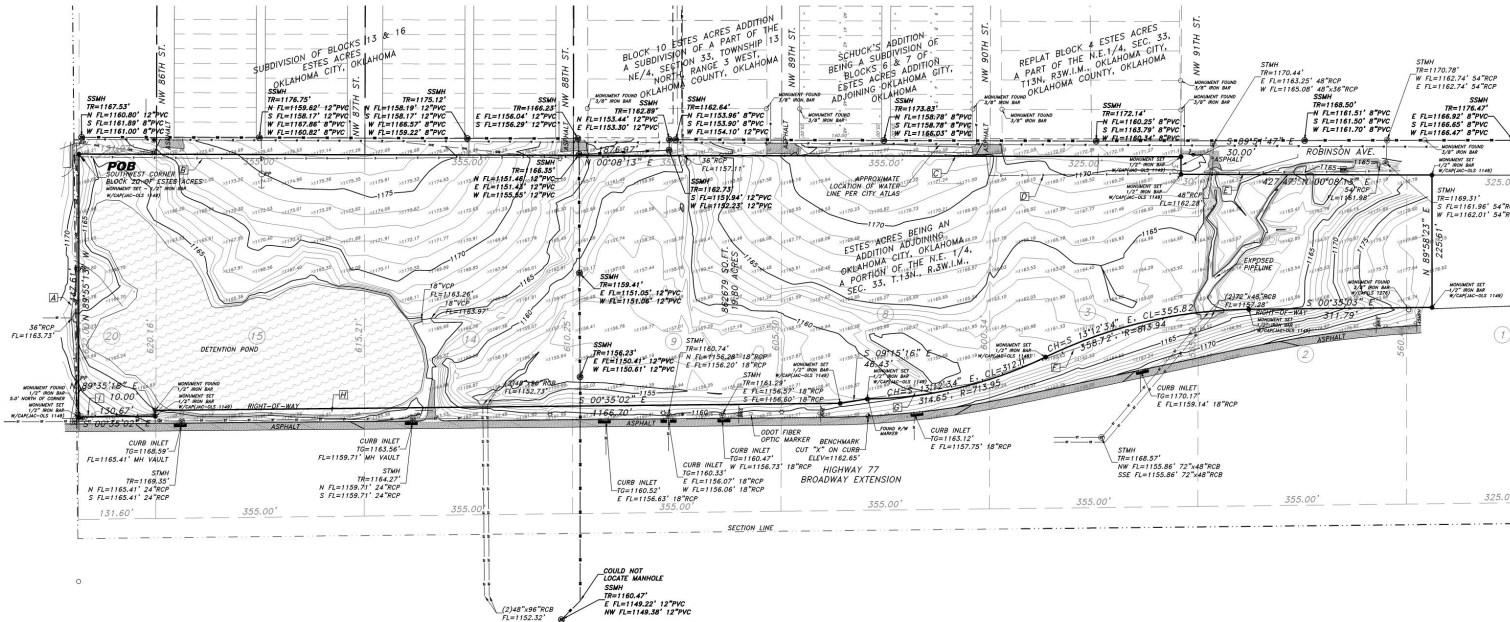


TOPOGRAPHIC/BOUNDARY SURVEY

A PART OF BLOCKS 1, 2, 3, 8, 9, 14, 15 AND 20 OF ESTES ACRES OKLAHOMA CITY, OKLAHOMA

DATUM INFORMATION

BEARINGS ARE ON OKLAHOMA STATE COORDINATE SYSTEM OKLAHOMA NORTH ZONE DATUM NAD 83, NAVD 83, U.S. FEET. CONTROL MONUMENT DESIGNATION OKLAHOMA CITY MONUMENTS GRID NORTH IS (N 00°00'00\"/>



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN BLOCK ONE (1), BLOCK TWO (2), BLOCK THREE (3), BLOCK EIGHT (8), BLOCK NINE (9), BLOCK FOURTEEN (14), BLOCK FIFTEEN (15) AND BLOCK TWENTY (20) OF ESTES ACRES BEING AN ADDITION ADJOINING OKLAHOMA CITY, OKLAHOMA, A PORTION OF THE N.E. 1/4, SEC. 33, T.13N, R.39W, OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 20; THENCE NORTH (N 00°00'11\"/>

SURVEYORS CERTIFICATE

TO: BRANDON LODGE, REDROCK ENGINEERING, 400 N. WALKER AVE., SUITE 195, OKLAHOMA CITY, OK 73102
 I, MICAH E. GUSTIN, A REGISTERED LAND SURVEYOR IN AND FOR THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT ON THE 7TH DAY OF MARCH, 2013, A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS COMPLETED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR THE STATE OF OKLAHOMA.
 MARCH 11, 2013



STATE OF OKLAHOMA }
 COUNTY OF OKLAHOMA }
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 11TH DAY OF MARCH, 2013, PERSONALLY APPEARED MICAH E. GUSTIN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF AND THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.
 MY COMMISSION EXPIRES: 6/30/2013
 MY COMMISSION NUMBER: 05060636

NOTARY PUBLIC

ENCROACHMENTS

- 1. A BARR WIRE FENCE ENCROACHES 12.3 FEET SOUTH OF THE SOUTH BOUNDARY LINE OF THE SUBJECT PROPERTY.
- 2. A BARR WIRE FENCE ENCROACHES 0.8 FEET EAST OF THE WEST BOUNDARY LINE OF THE SUBJECT PROPERTY.
- 3. A BARR WIRE FENCE ENCROACHES 1.7 FEET WEST OF THE WEST BOUNDARY LINE OF THE SUBJECT PROPERTY.
- 4. A BARR WIRE FENCE ENCROACHES 32.9 FEET EAST OF THE WEST BOUNDARY LINE OF THE SUBJECT PROPERTY.
- 5. A BARR WIRE FENCE ENCROACHES 3.4 FEET WEST OF THE WEST BOUNDARY LINE OF THE SUBJECT PROPERTY.
- 6. A BARR WIRE FENCE ENCROACHES 0.9 FEET EAST OF THE R/W ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY.
- 7. A BARR WIRE FENCE ENCROACHES 6.7 FEET WEST OF THE R/W ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY.
- 8. A DETENTION POND ENCROACHES 11.2 FEET EAST OF THE R/W ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY.
- 9. A BARR WIRE FENCE ENCROACHES 2.9 FEET WEST OF THE R/W ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY.

LEGEND

| | | | |
|--|------------------------------|--|-----------------------------------------------------|
| | SUBJECT PROPERTY | | BENCHMARK |
| | SUBDIVISION LOT LINE | | MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED) |
| | BOUNDARY LINE | | MONUMENT FOUND |
| | SECTION LINE | | UTILITY POLE |
| | CENTER LINE | | GUY ANCHOR |
| | BURIED ELECTRIC ENCROACHMENT | | LIGHT POLE |
| | OVERHEAD UTILITY LINES | | WATER METER |
| | WATER LINE | | FIRE HYDRANT |
| | SANITARY SEWER LINE | | SANITARY SEWER MANHOLE |
| | STORM SEWER LINE | | STORM SEWER MANHOLE |
| | CHAIN LINK FENCE | | CURB INLET |
| | BARBED WIRE FENCE | | POST |
| | WATER | | SIGN |
| | ASPHALT | | |
| | CONCRETE | | |



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE NOR INTENDED TO BE THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (UNDERGROUND OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.



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Available**

Broadway Extension & Britton Road

Looking for more info?

To request additional information on this property, or to submit an offer, [click here](#).