



LOCATION

5800 NW Expressway Warr Acres, OK

PROPERTY HIGHLIGHTS

- .57 AC Pad Site located between MacArthur & Meridian Ave, on NW Expressway.
- Positioned on a hard corner
- 161 FT of frontage
- Commercially Zoned
- Great sightlines and access to the site
- Utilities located on the property
- Area Retailers: Jimmy Johns, McDonalds, Starbucks, Andy's Frozen Custard, Slim Chickens, Tropical Smoothie Cafe, Jiffy Lube, Whataburger and more.

PRICE:

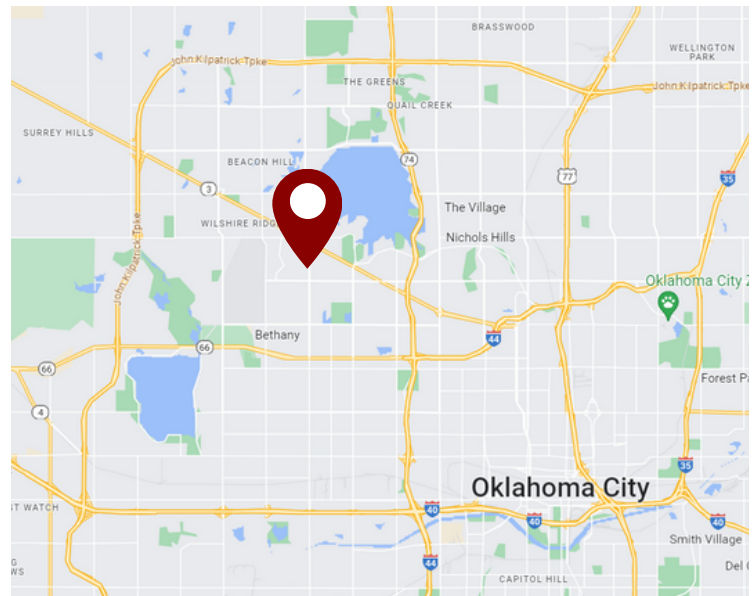
Purchase Price: \$800,000

Ground Lease \$65,000

TRAFFIC COUNT:

Northwest Expressway: 53,800 VPD ('22)

NW Macarthur Blvd: 13,400 VPD ('22)



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	11,101	79,921	230,571
Daytime Population	9,837	86,669	228,528
AVG HH Income	\$79,437	\$81,745	\$87,396

