

For Sale

CBRE

# NE 23rd and Douglas

6.2 Acres of Retail Land in OKC

NE 23rd and Douglas Blvd, Oklahoma City, OK | [www.cbre.com/okcretail](http://www.cbre.com/okcretail)



## \$5.50

PSF for back 5.5 Acres (bulk purchase)

## \$14

PSF for outparcel (bulk purchase)

### Highlights:

- + High traffic area
- + Established neighbors: Walmart Supercenter, OnCue, KFC, Taco Bell, Church's Chicken, Walgreens, AutoZone
- + Excellent visibility and access

### Property Overview

Discover a prime development opportunity at the corner of NE 23rd and Douglas Blvd in Oklahoma City. This 6.2-acre parcel boasts excellent access and great visibility, surrounded by established neighbors such as Walmart Supercenter, OnCue, KFC, Taco Bell, Church's Chicken, Walgreens, and AutoZone.





DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2024 Population	9,846	74,700	177,460
2024 Households	5,150	34,832	75,608
2024 Average Household Income	\$100,756	\$83,161	\$80,831
2024 Housing Units	6,058	41,202	87,682
2024 Businesses	1,035	8,492	15,590
2024 Employees	21,883	149,337	225,606

Traffic Counts	AADT
Northwest 23rd Street	23,338
North Broadway Avenue	12,568



Retail Excess Land in Oklahoma City  
NE 23rd and Douglas Blvd, Oklahoma City, OK

For Sale



## Contact Us

**Stuart Graham**  
Senior Vice President | Director  
+1 405 607 6027  
stuart.graham@cbre.com

**Mark Inman**  
Senior Vice President  
+1 405 503 7727  
mark.inman@cbre.com

**Wil Scofield**  
Associate  
+1 405 607 6093  
wil.scofield@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.