

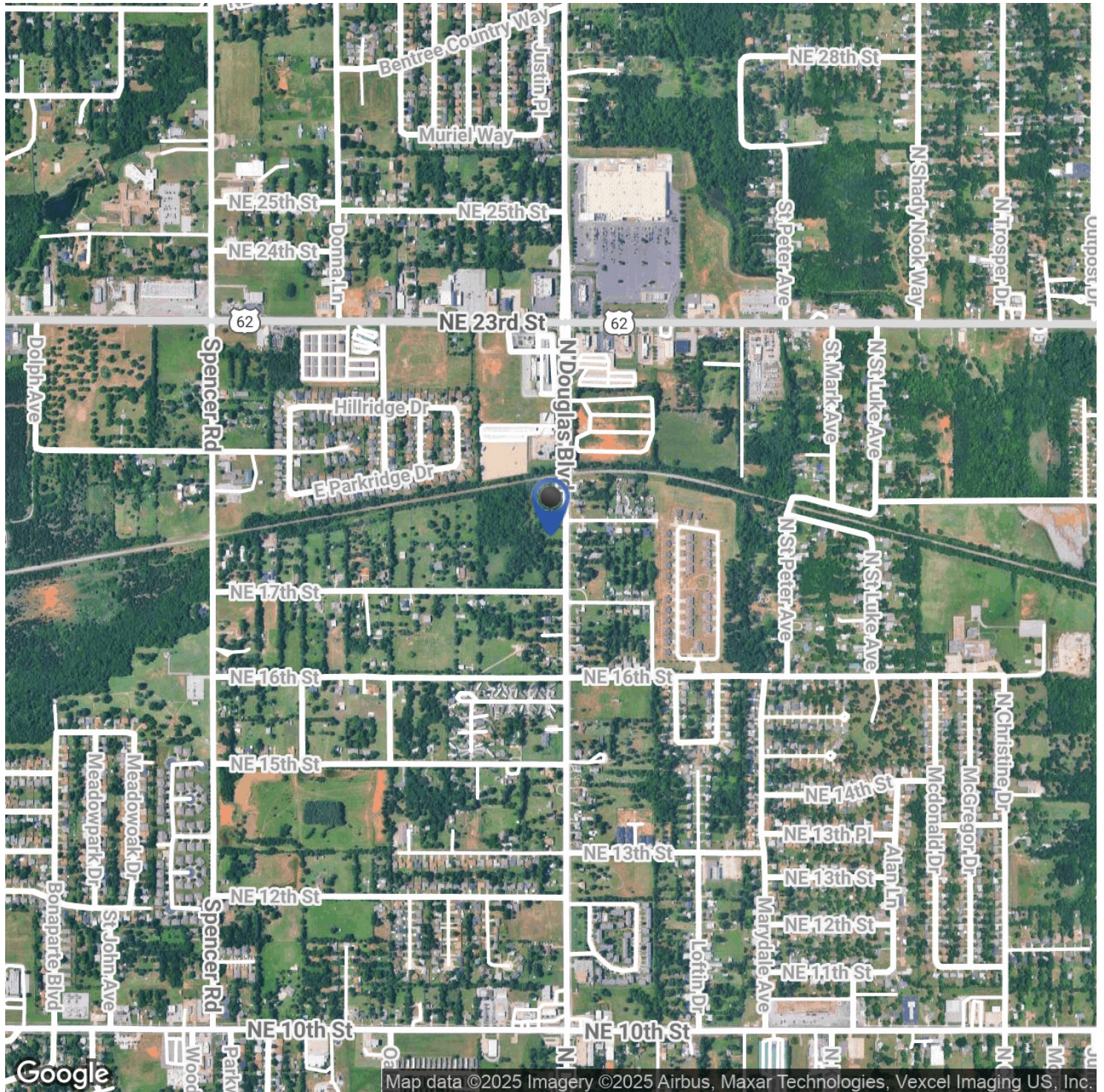


| | |
|---------------|-----------|
| Sale Price: | \$695,000 |
| Lot Size: | 11 Acres |
| Price / Acre: | \$63,182 |

11 acres of land located in Midwest City with frontage on Douglas Boulevard, near Walmart and OnCue. The property offers excellent accessibility and visibility in a high-traffic commercial corridor. Currently zoned R-6, the site provides potential for residential development or future rezoning for commercial or mixed-use projects. Conveniently positioned near retail, dining, and major roadways, this tract offers strong growth and development potential in a well-established area of Midwest City.

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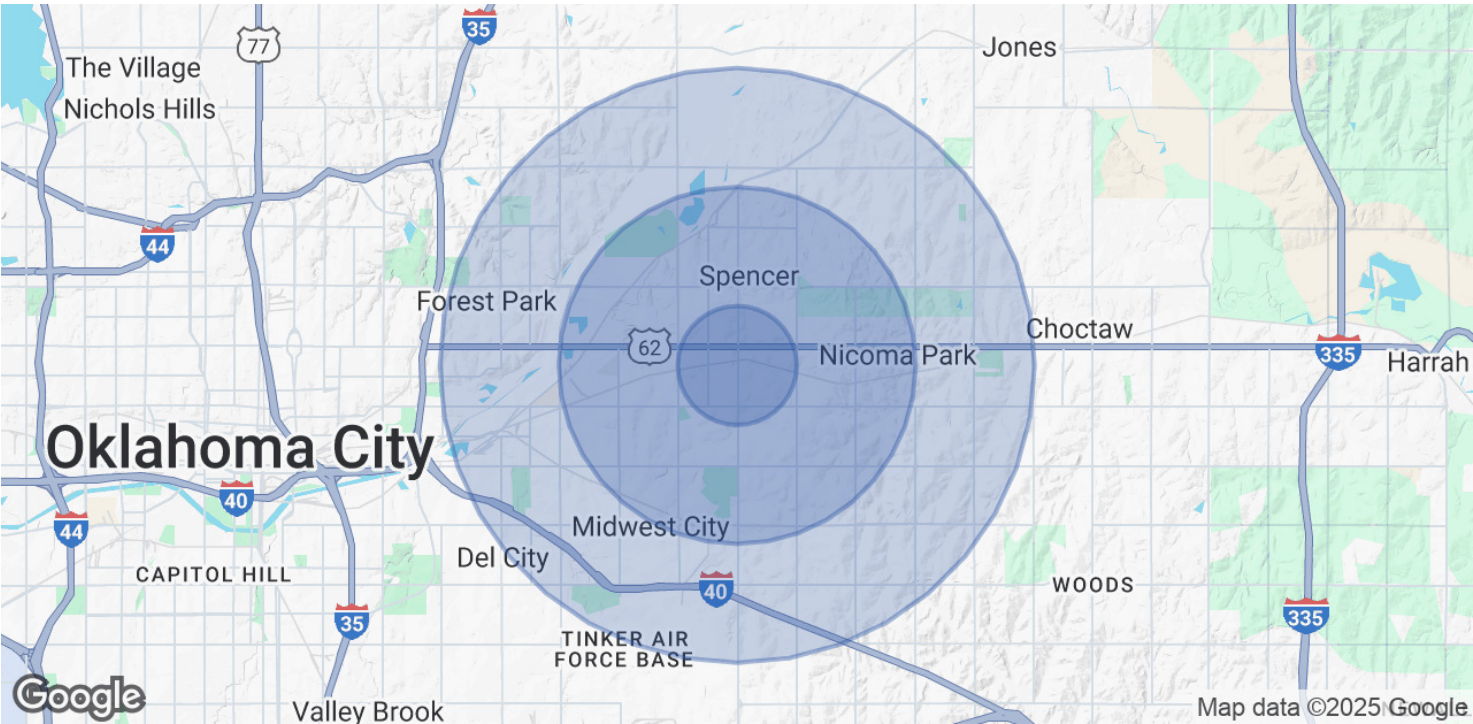
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,585 | 45,440 | 78,902 |
| Average Age | 39 | 40 | 40 |
| Average Age (Male) | 37 | 38 | 38 |
| Average Age (Female) | 41 | 41 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,812 | 18,967 | 32,734 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$52,879 | \$69,953 | \$72,514 |
| Average House Value | \$146,129 | \$191,582 | \$205,609 |

Demographics data derived from AlphaMap