

WEST WILSHIRE LAND

7301 W Wilshire Blvd, Oklahoma City, OK 73132

LAND FOR SALE



PROPERTY DESCRIPTION

Property is relatively flat and could easily be drained to the north. The property is zoned I-3 on its eastern half and I-2 on its western half. This preferable zoning is ideal for heavy manufacturing. The property could be a single owner/user or split up into lots and developed. There's considerable growth in the area.

LOCATION DESCRIPTION

Located along Wilshire Boulevard between Rockwell and Council, this property is surrounded by new construction. Both residential and commercial construction is booming in the area.

PROPERTY HIGHLIGHTS

- I-3 & I-2 zoning
- Relatively flat
- Strong growth area

OFFERING SUMMARY

SALE PRICE:	\$1,250,000
LOT SIZE:	11.72 Acres
PRICE/SF:	\$2.45
PRICE/ACRE:	\$106,655

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group

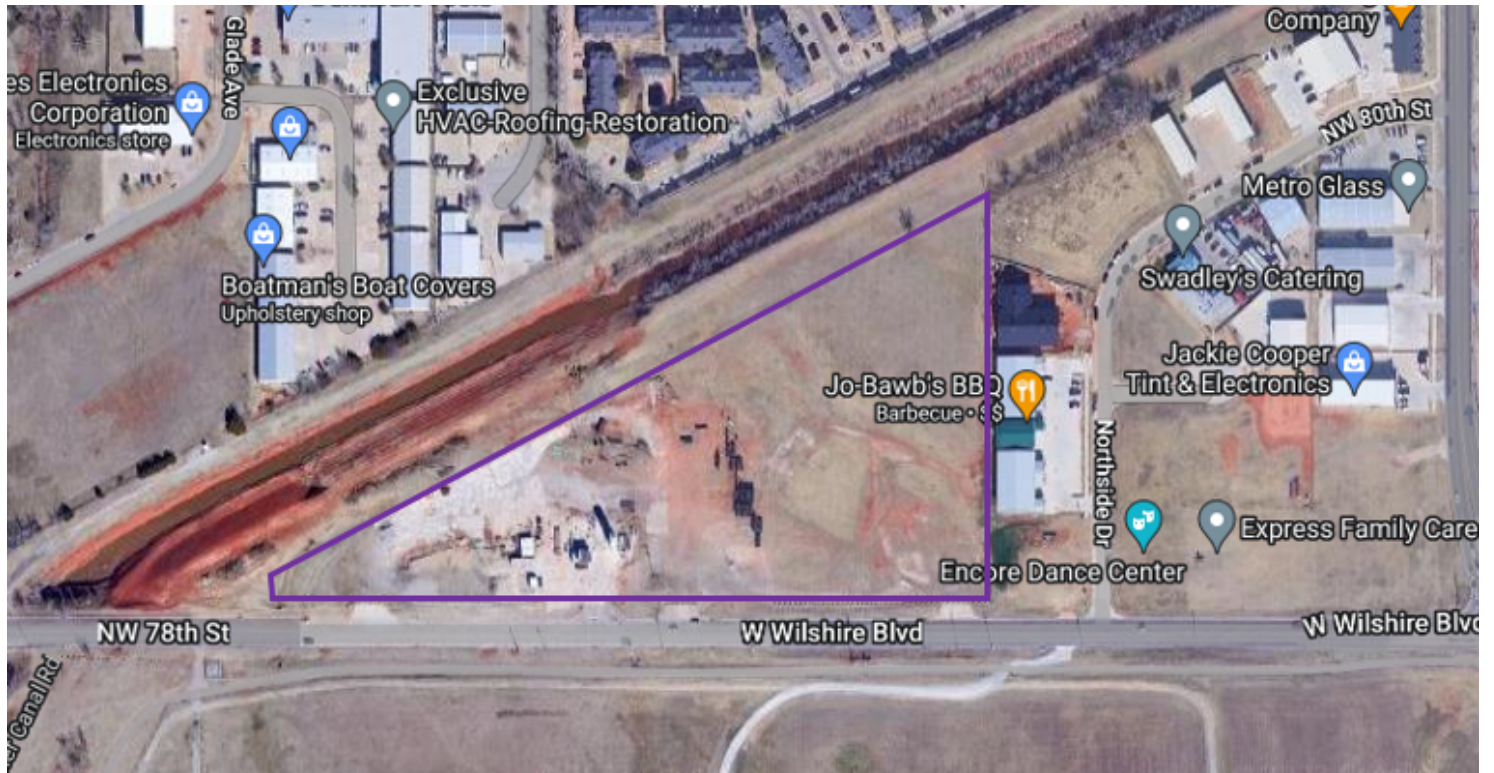


This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

WEST WILSHIRE LAND

7301 W Wilshire Blvd, Oklahoma City, OK 73132

LAND FOR SALE



Ian Duty-Dean
Managing Broker
405.928.6210
ian@greyhound.group



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

WEST WILSHIRE LAND

7301 W Wilshire Blvd, Oklahoma City, OK 73132

LAND FOR SALE



Ian Duty-Dean
Managing Broker
405.928.6210
ian@greyhoundgroup

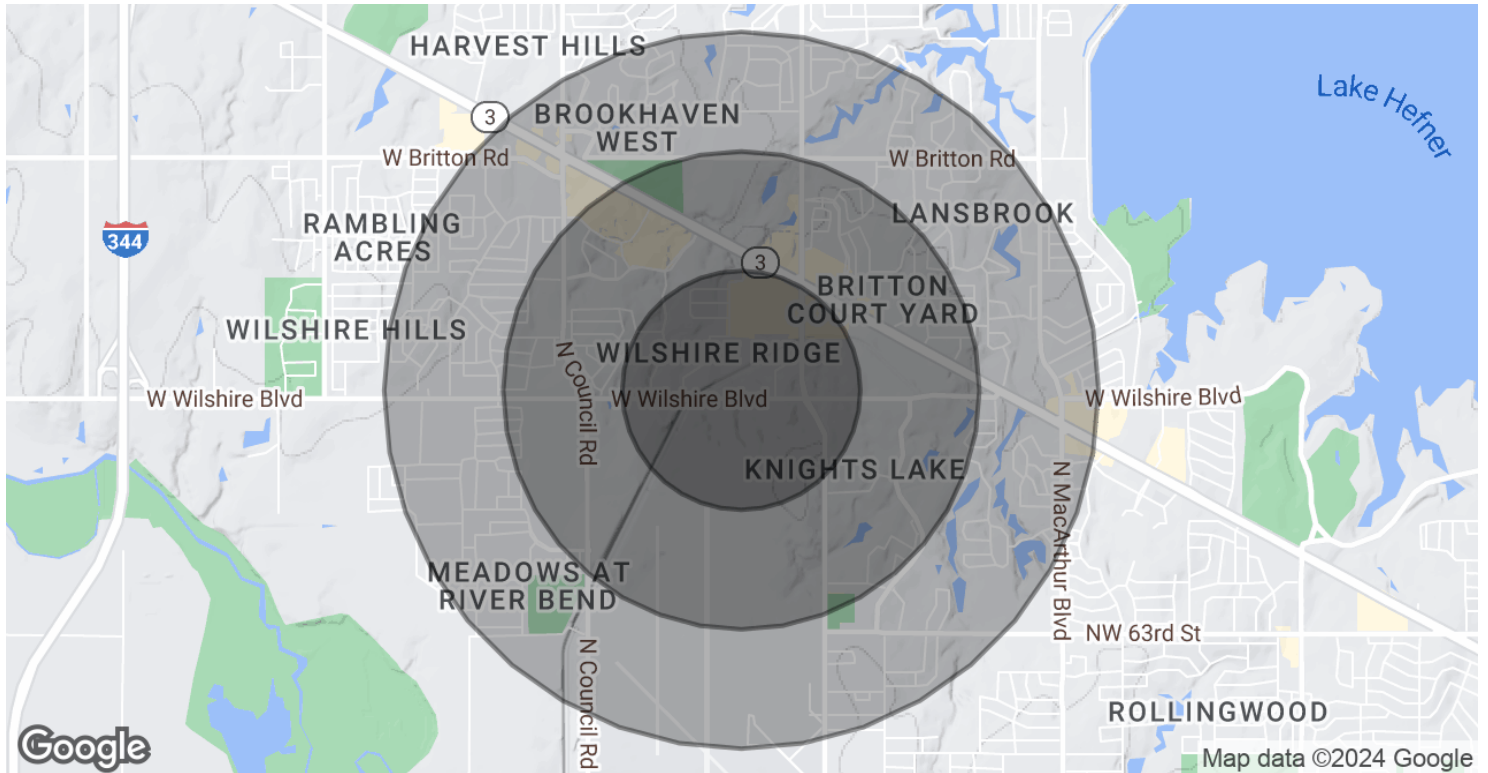


This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

WEST WILSHIRE LAND

7301 W Wilshire Blvd, Oklahoma City, OK 73132

LAND FOR SALE



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,007	7,881	21,477
AVERAGE AGE	31.8	32.8	37.2
AVERAGE AGE (MALE)	24.9	27.7	34.7
AVERAGE AGE (FEMALE)	33.3	35.5	37.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	634	3,778	10,037
# OF PERSONS PER HH	1.6	2.1	2.1
AVERAGE HH INCOME	\$40,949	\$53,452	\$59,117
AVERAGE HOUSE VALUE	\$50,471	\$98,472	\$139,226

* Demographic data derived from 2020 ACS - US Census

Ian Duty-Dean
 Managing Broker
 405.928.6210
 ian@greyhound.group



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

WEST WILSHIRE LAND

7301 W Wilshire Blvd, Oklahoma City, OK 73132

LAND FOR SALE



IAN DUTY-DEAN

Managing Broker

ian@greyhound.group

Direct: 405.928.6210 | **Cell:** 405.642.4677

PROFESSIONAL BACKGROUND

Ian Duty-Dean earned his degree at the University of Oklahoma in multi-disciplinary studies focused on Construction Science and Finance. Ian began his career in commercial real estate during an internship at the Oklahoma City Urban Renewal (OCURA), a public-private partnership charged with the revitalization of Oklahoma City's urban neighborhoods. The experience and exposure to the industry lead him to becoming a broker at Land Run Commercial. At Land Run, his primary focus was retail leasing in the Oklahoma City metro and tertiary markets. While at Land Run Ian worked on redevelopment projects that helped spur the larger revitalization OKC's Uptown District. Ian joined ADEPT Commercial Real Estate in 2018 as a Senior Advisor, later becoming Director of brokerage sales and leasing. While at ADEPT Ian brokered deals in retail, office, industrial, multi-family and land. In 2023 he founded The Greyhound Group, a full-service commercial real estate firm offering brokerage, development and property management services. Ian brings a wealth of knowledge; by focusing on the mutual success of tenants and landlords, he positions assets to maximize their value, retains and attracts high quality tenants.

EDUCATION

University of Oklahoma - Multidisciplinary Studies

MEMBERSHIPS

Urban Land Institute

Commercial Real Estate Council of Oklahoma City

International Council on Shopping Centers

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.