

FOR SALE

WILLIE WILSON BUILDING

4627 Northeast 23rd Street, Oklahoma City, OK 73121



Gabrielle Johnson

Associate - Retail
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PIVOT

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PROPERTY DESCRIPTION

5,000 SF of potential sitting on 3.9 acres in the heart of a thriving Oklahoma City corridor. Built in 1920, this historic property is located just off NE 23rd Street and N Bartell Road and stands as a landmark tied to the legacy of Willie Wilson. With its deep roots and solid structure, the building presents a rare opportunity to invest in a rapidly developing area. With new housing going up next door and a convenience store nearby, this site is ideally positioned—offering endless possibilities for growth and impact in an evolving market.

PROPERTY HIGHLIGHTS

- 4992 SF
- 3.9 acres
- New Housing Just Next Door
- Convenience Store Opening Soon
- Endless Opportunities

OFFERING SUMMARY

Sale Price:	\$250,000
Number of Units:	1
Lot Size:	3.9 Acres
Building Size:	4,992 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	148	332
Total Population	54	377	829
Average HH Income	\$65,523	\$64,145	\$65,543

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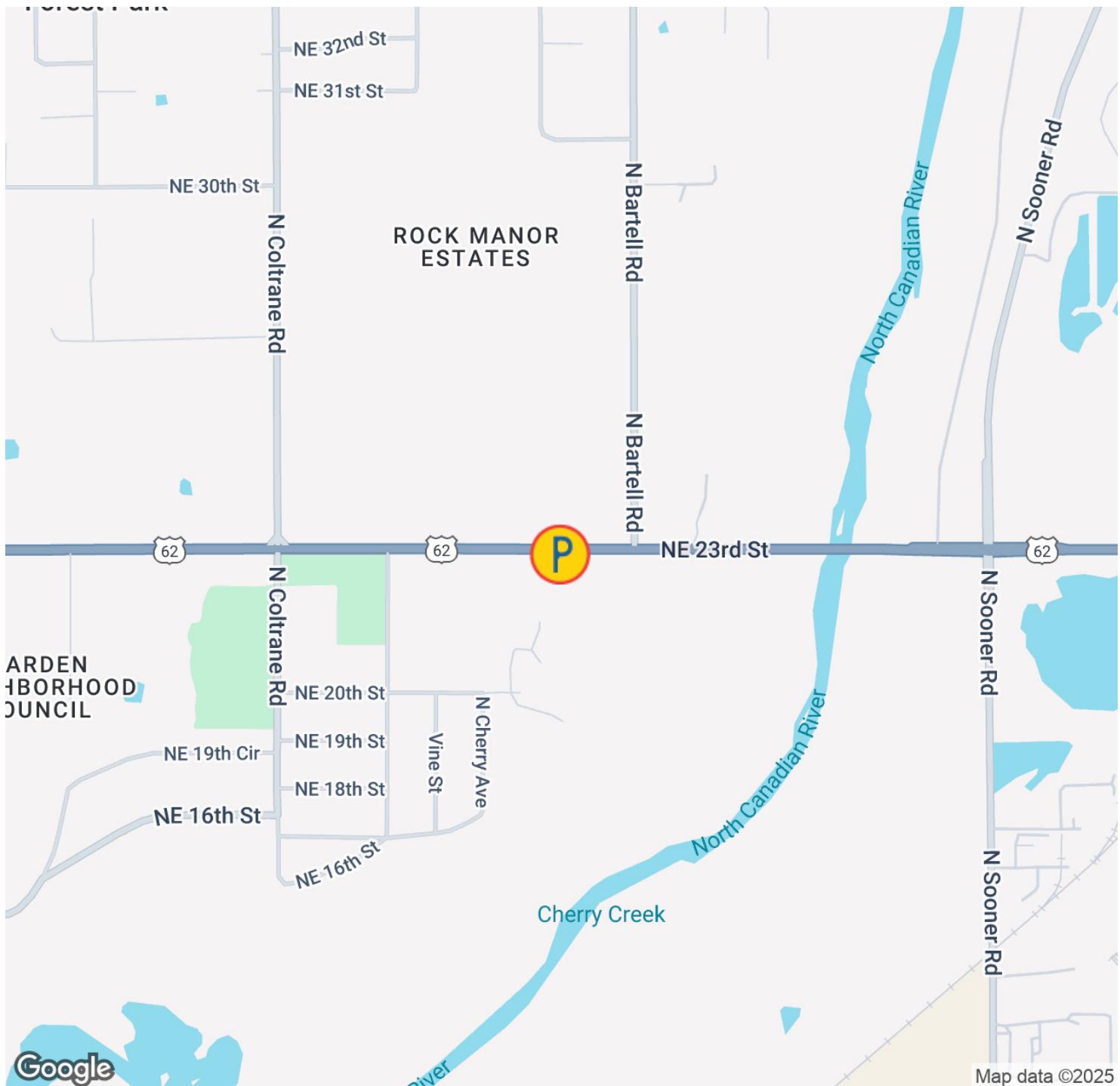
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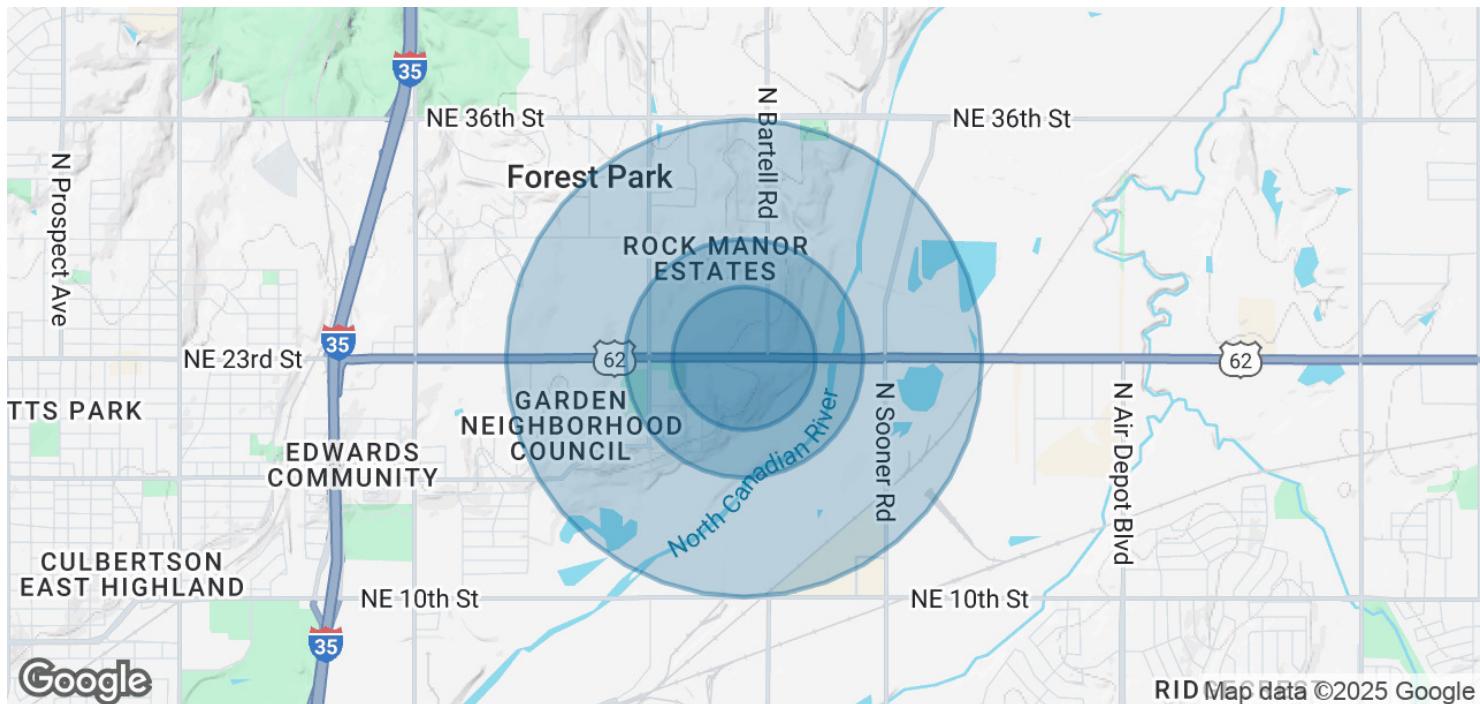
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	54	377	829
Average Age	44	43	44
Average Age (Male)	43	42	43
Average Age (Female)	45	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	148	332
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$65,523	\$64,145	\$65,543
Average House Value	\$303,694	\$274,177	\$299,274

Demographics data derived from AlphaMap

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