

A LAND INVESTMENT OPPORTUNITY

715 S SUNNYLANE RD

DEL CITY, OK 73115



JUDY J. HATFIELD, CCIM

EQUITY COMMERCIAL REALTY ADVISORS, LLC

Founding Principal

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OFFERING SUMMARY

Sale Price: \$125,000

Lot Size: 25,000 SF

Zoning: A-C
(Arterial Commercial)

Taxes (2025): \$1,261

Flood Zone: No (Zone X)

PROPERTY HIGHLIGHTS

- 25,000 SF of prime development land zoned A-C (Arterial Commercial)
- The city of Del City defines A-C zoning as commercial zoning intended for retail, office, or business-service uses in high-traffic, arterial or freeway-accessible locations.
- Corner lot (S Sunnyslane Rd & Pearl Way) with great visibility
- Less than 0.1 mile from the I-40 on ramp
- Ideal for retail, office, or business services companies
- Based on information received from the City of Del City, there is an 8-inch sewer main on the NW side of the property, an 8-inch water line on the south side of the property, and a fire hydrant on the southeast corner of the property.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,414	60,626	209,835
Total Population	8,237	147,913	522,305
Average HH Income	\$65,713	\$73,173	\$86,021

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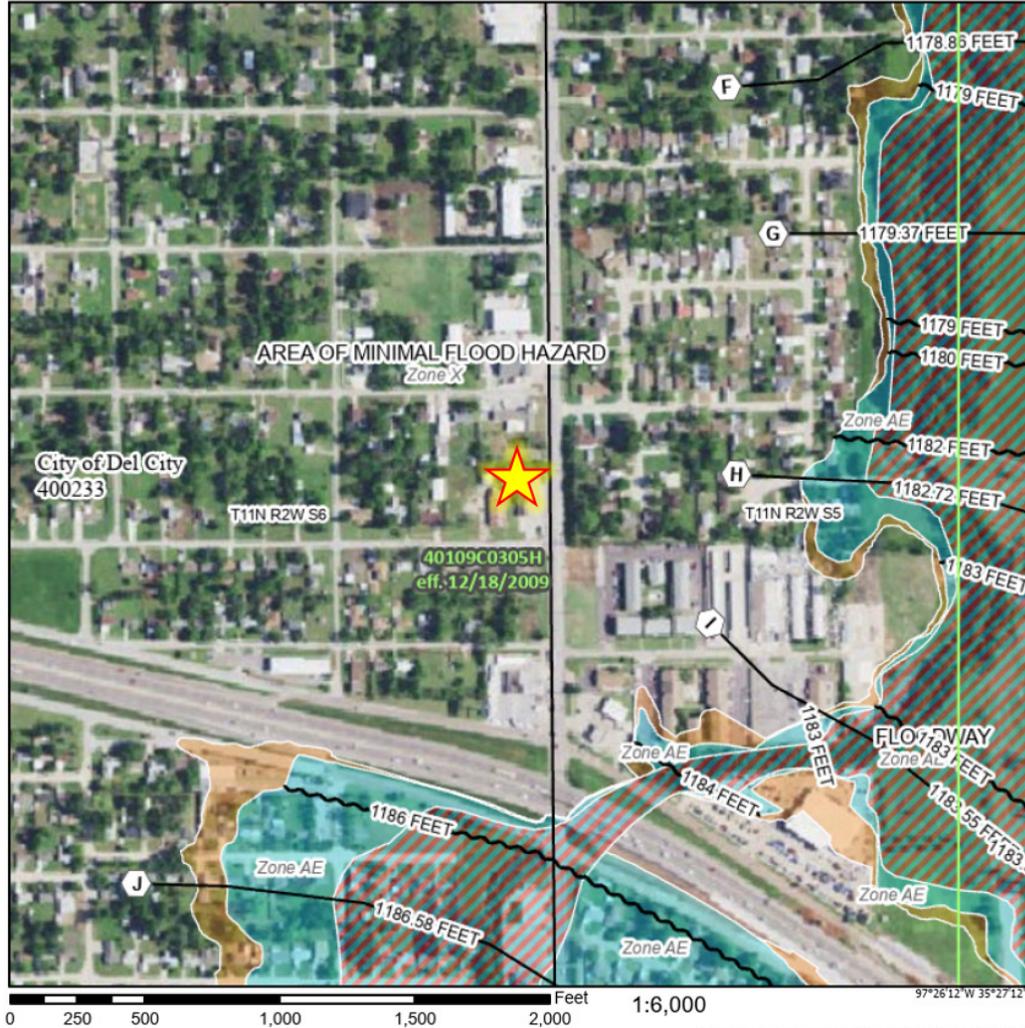
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National Flood Hazard Layer FIRMette



97°26'50"W 35°27'41"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, AE, AF</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs
	Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES	--- Channel, culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/4/2025 at 6:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023

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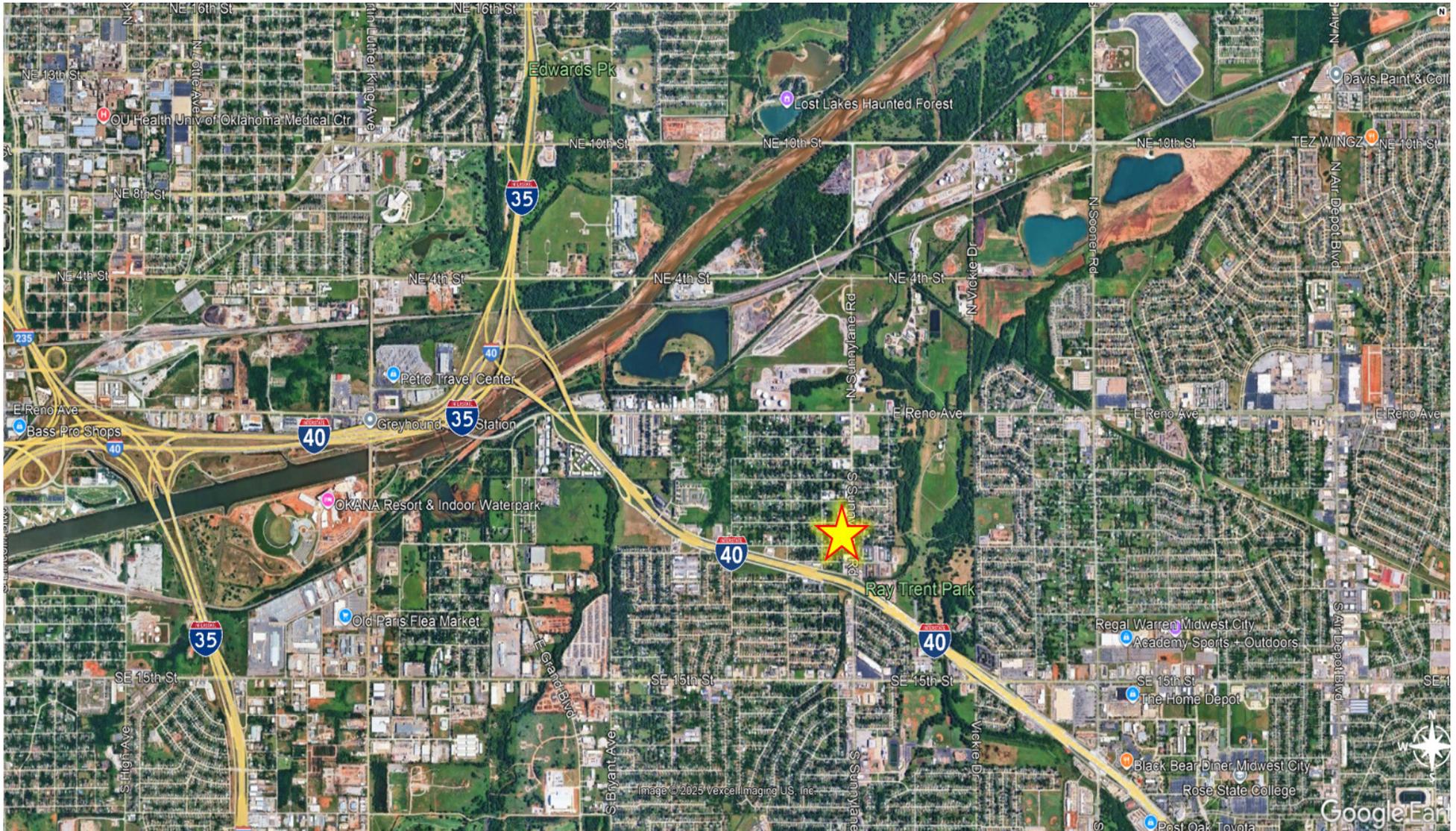
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