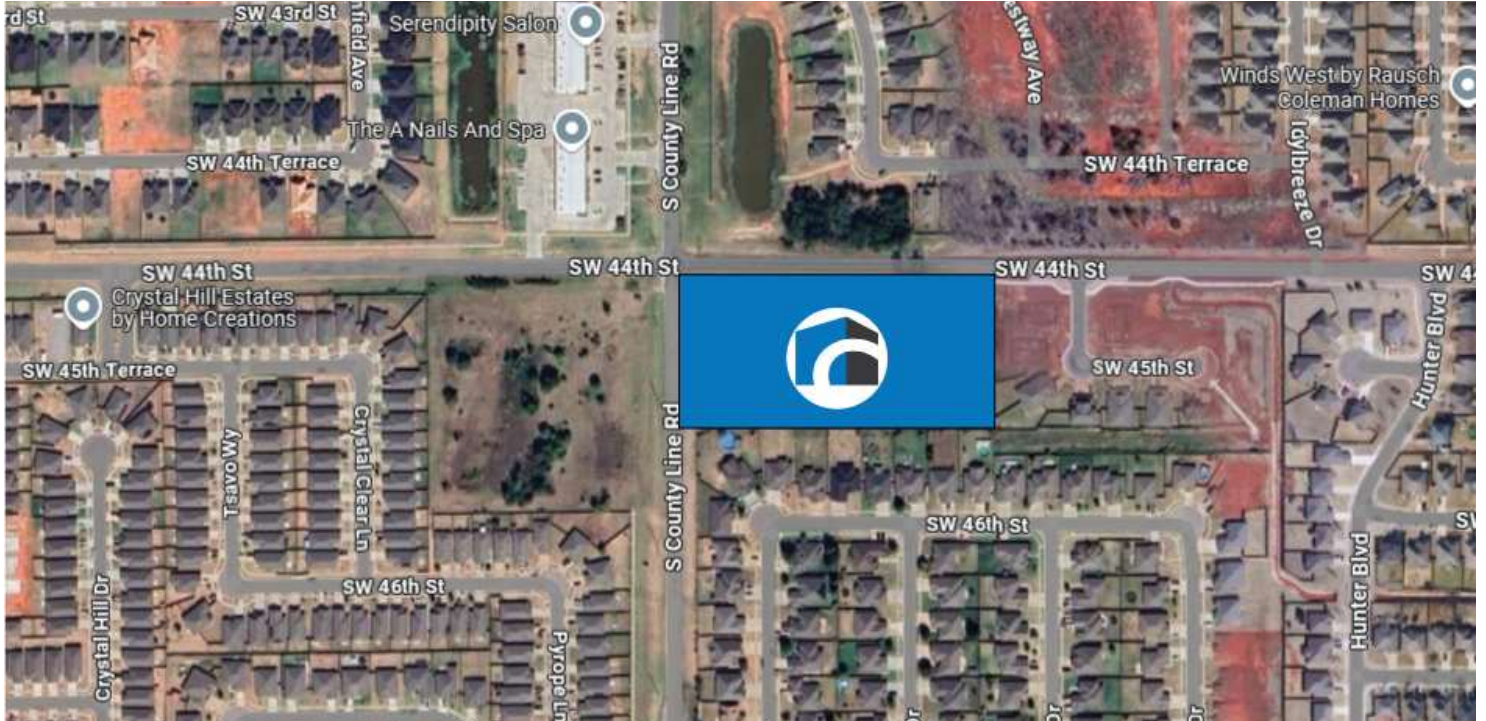


## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,294,463.81
Zoning:	C-3
Lot Size:	215,744 SF
Price / FT:	\$6.00
Acres:	4.95

### PROPERTY OVERVIEW

This 5-acre commercial property is located at the southeast corner of 44th Street and County Line Road in Oklahoma City. Zoned for retail, medical or ready to go as a self-storage facility, the land comes with finalized plans (both architectural and civil) for a 60,000 SF self-storage development.

With excellent visibility and access, this site is perfect for businesses or developers looking to take advantage of a prime location with minimal hassle.

#### Key Features:

- Size: 5 acres
- Zoning: Commercial (Retail, Medical, QSR, Self Storage)
- Included: Architectural and civil plans for a 60,000 SF self-storage facility
- Location: High-traffic, easily accessible corner
- Ready for development—contact us today for more details!
- Property is brokered by owner.

CAMDEN NIGHTENGALE

727.946.3333  
camden@creekcre.com

ETHAN SLAVIN

405.830.0252  
ethan@creekcre.com

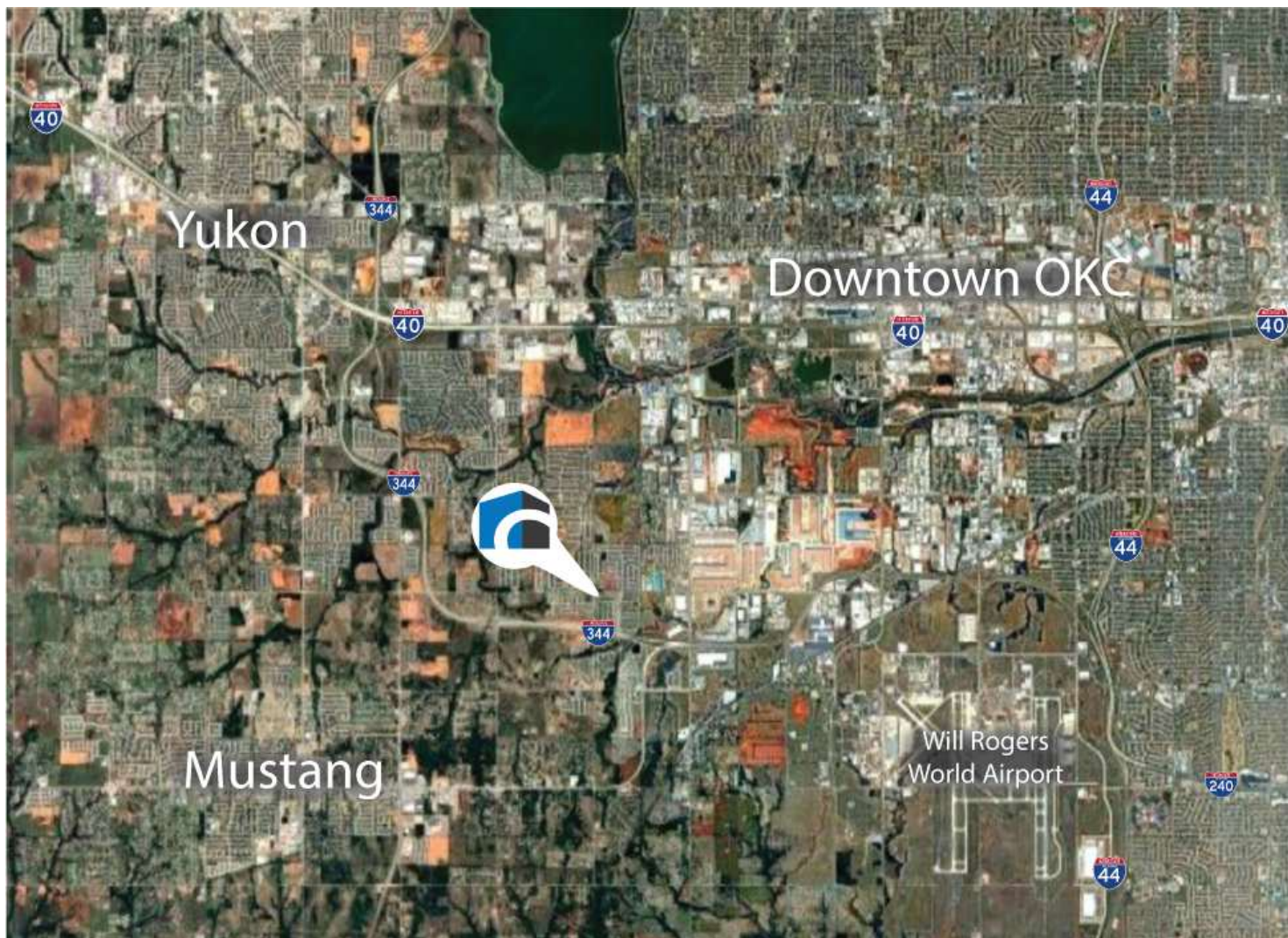
R168653000

R168653000 | OKLAHOMA CITY, OK 73179



CREEK|CRE

## ADDITIONAL PHOTOS



CAMDEN NIGHTENGALE

727.946.3333

camden@creekcre.com

ETHAN SLAVIN

405.830.0252

ethan@creekcre.com



R168653000  
R168653000 | OKLAHOMA CITY, OK 73179

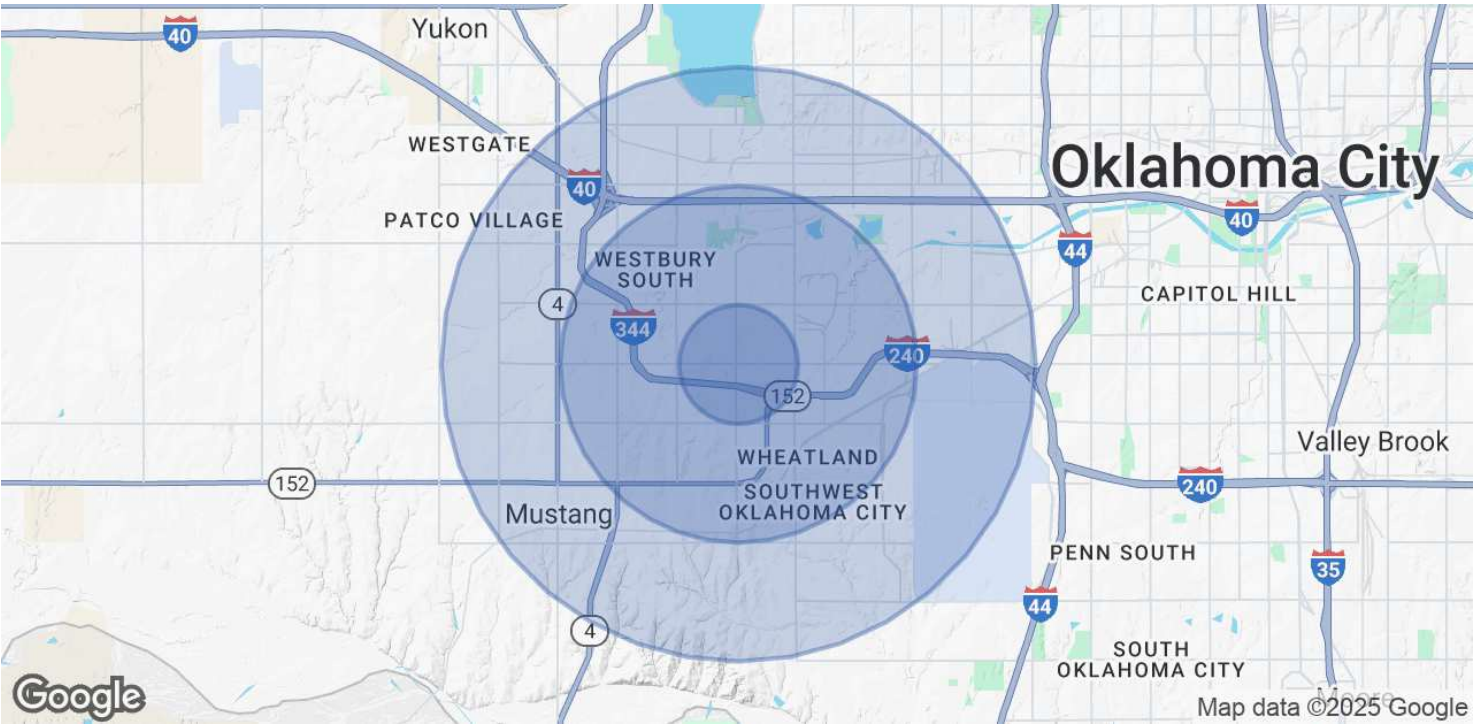
## ADDITIONAL PHOTOS



**CAMDEN NIGHTENGALE**  
727.946.3333  
camden@creekcre.com

**ETHAN SLAVIN**  
405.830.0252  
ethan@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,966	32,138	95,228
Average Age	36	36	36
Average Age (Male)	35	36	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,403	11,295	34,448
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$107,302	\$107,155	\$92,368
Average House Value	\$287,361	\$310,605	\$244,948

CAMDEN NIGHTENGALE  
727.946.3333  
camden@creekcre.com

ETHAN SLAVIN  
405.830.0252  
ethan@creekcre.com