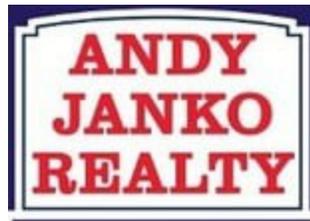




I-240 Frontage 2.1512 Acres / Zoned I-2 OKC

6520 SE 74th St, Oklahoma City, OK 73135



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I-240 Frontage 2.1512 Acres / Zoned I-2 OKC

~~\$395,000~~ **\$375,000 / \$4.00/SF**

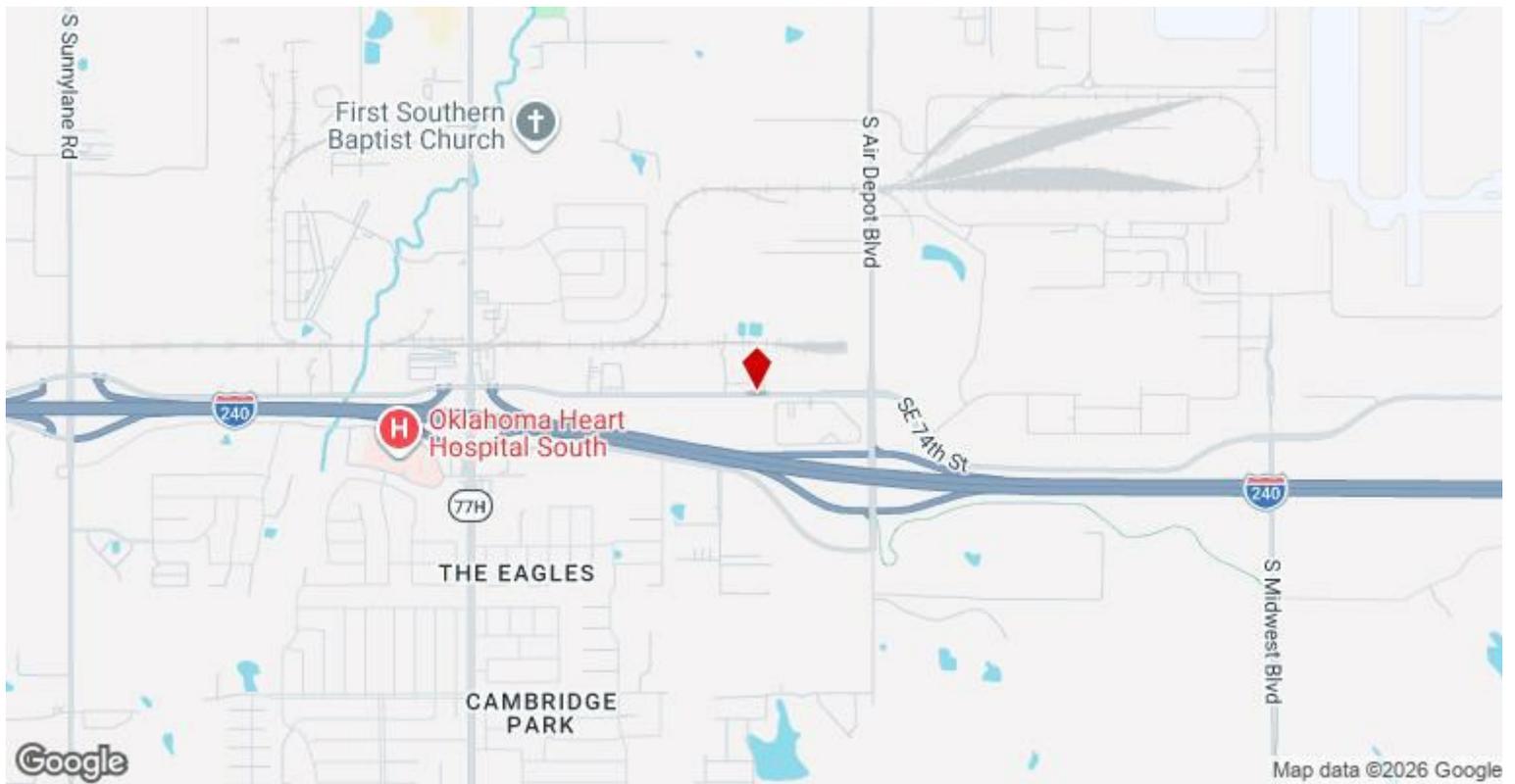
I-2 Development site with utilities on or close by (see utility map in attachments). Interstate 240 frontage and SE 74th Street frontage....

I-2 development site with utilities on or close by and frontage with strong traffic counts on Interstate 240 and SE 74th Street. Mostly level topo with slight tilt from East to West. Halfway between OK Heart Hospital & Liberty Pointe Apartment complex. Ideal location for an Industrial...

- Ideal location for an Industrial Office/Warehouse Complex, Oilfield Service Provider Hub, Manufacturing or Distribution Center, Auto Car Wash,...
- Skilled Trades Hub, Construction Equipment Retailer, Tool & Fastener Retailer, etc.
- I-240 Frontage with 45,000 AADT and SE 74th Street Frontage w/ 3,300 AADT (2022 data)
- Prime Location w/ Excellent Visibility in an actively developing area w/ I-2 Zoning
- Easy Access to I-35 and I-40 and approximately 15 minutes East of Will Rogers World Airport.



Price:	\$395,000
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Commercial
Sale Type:	Owner User
Total Lot Size:	2.15 AC
No. Lots:	1
Zoning Description:	I-2
APN / Parcel ID:	143942015



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