



PRICE: \$4,000,000

# TOWNLEY RANCH

715 E. Grand Boulevard, Oklahoma City, OK 73129

**Brock Lytton**

Broker Associate  
405.250.9596

brock@moriahgroup.net

PRICE: \$4,000,000

# TOWNLEY RANCH - A DEVELOPMENT OPPORTUNITY

715 E. Grand Boulevard, Oklahoma City, OK 73129



## Property Description

Presenting a remarkable investment opportunity in the vibrant Oklahoma City area. Situated on a zoned R-1 plot, this prime property at 715 E. Grand Boulevard, offers immense potential for development. Boasting a coveted location and flexible zoning, this property provides a versatile canvas for creating a range of residential or commercial ventures. Its strategic positioning within OKC presents a compelling investment prospect for those seeking to capitalize on the city's growth. Currently zoned R-1 with high likelihood of being rezoned to I-2 given the surrounding properties.

## Property Highlights

- Low cost basis
- Prime location in the dynamic Oklahoma City area
- Potential for residential or commercial ventures

## Offering Summary

Sale Price:	\$4,000,000
Lot Size:	63.46 Acres (48.72 AC Buildable)
PPSF:	\$1.44 Total (\$1.88 Buildable)

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	179	675	1,675
Total Population	590	2,176	5,228
Average HH Income	\$36,097	\$38,273	\$43,883

## Brock Lytton

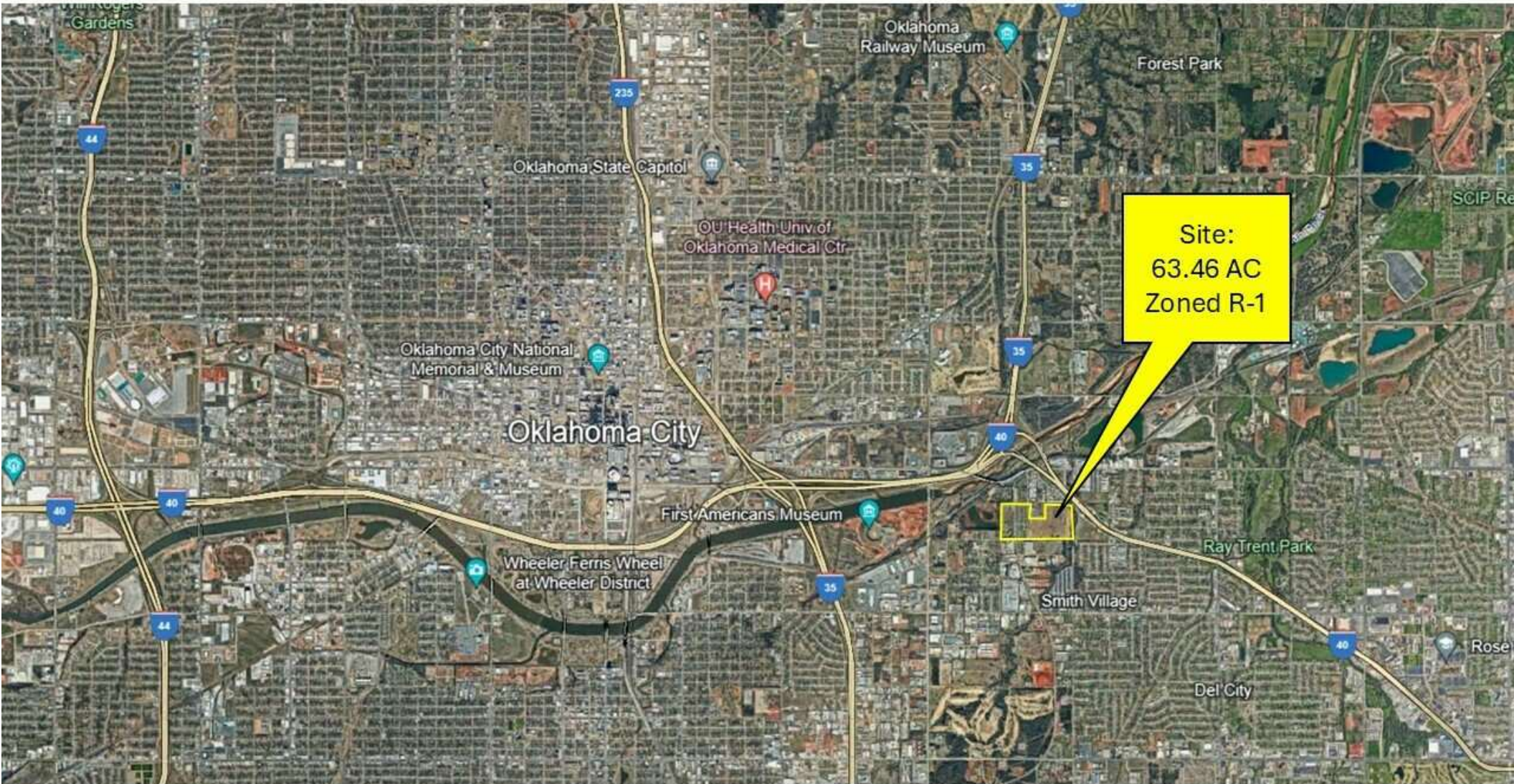
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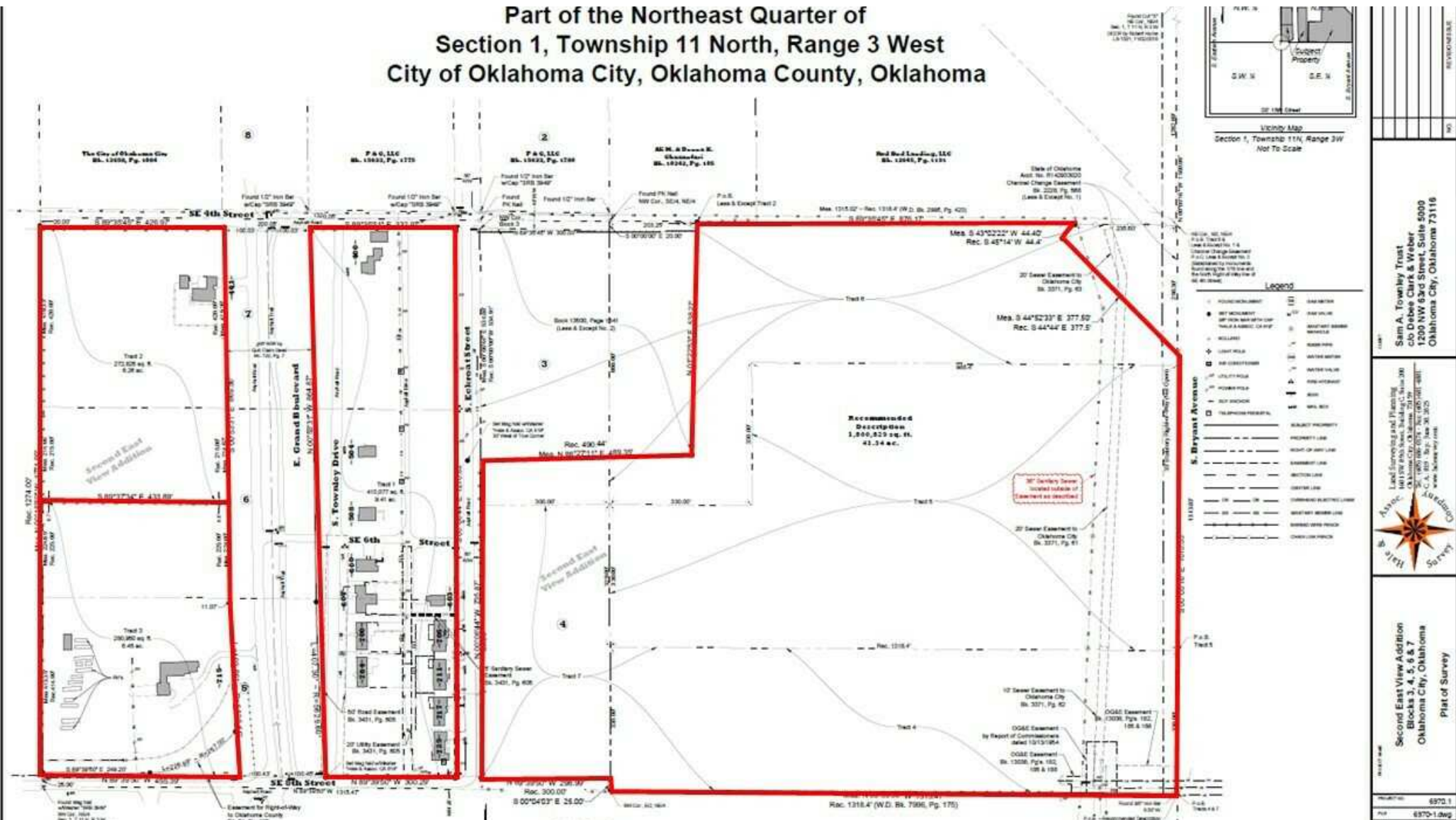
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## Part of the Northeast Quarter of Section 1, Township 11 North, Range 3 West City of Oklahoma City, Oklahoma County, Oklahoma



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# TOWNLEY RANCH - OKC ZONING MAP

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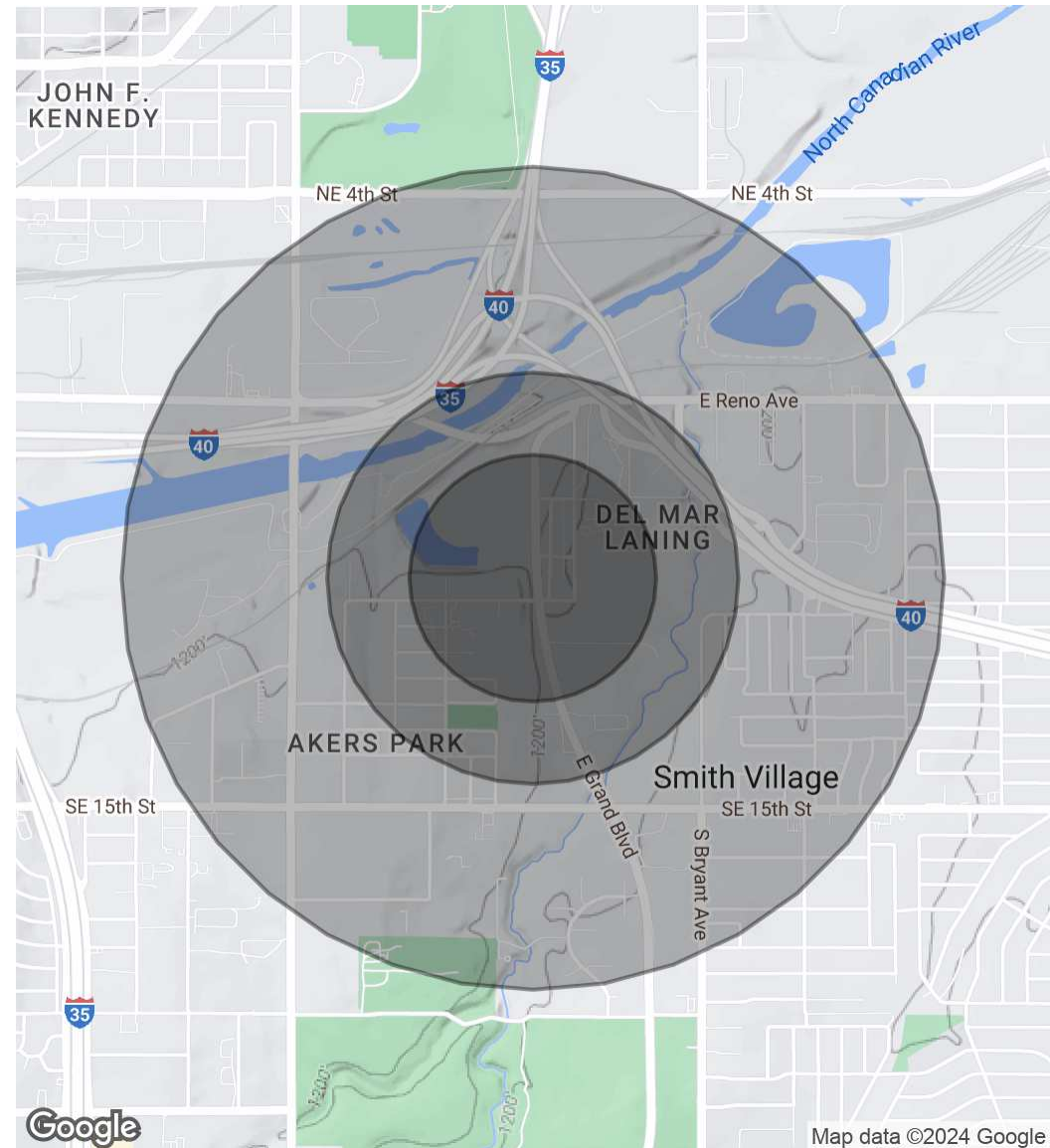
# TOWNLEY RANCH - DEMOGRAPHICS

715 E. Grand Boulevard, Oklahoma City, OK 73129

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	590	2,176	5,228
Average Age	28	30	32
Average Age (Male)	27	28	32
Average Age (Female)	30	31	33

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	179	675	1,675
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$36,097	\$38,273	\$43,883
Average House Value	\$92,135	\$96,933	\$102,326

Demographics data derived from AlphaMap



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Direct: 405.250.9596 | Cell: 405.250.9596

OK #157194

## Professional Background

Brock joined the Moriah team in 2016 where he began his focus on Asset Management and Brokerage. Through his experience in Asset Managing projects in multifamily, storage, land development, hospitality, office, and retail, Brock is uniquely qualified to handle the complexities of a brokerage transaction. Brock is a licensed commercial Real Estate Broker in Oklahoma and directs MBS's Oklahoma City commercial brokerage presence.

## Education

Brock graduated from Oklahoma Christian University with a Bachelor of Business Administration and a Master of Business Administration in Finance

## Memberships

Commercial Real Estate Council (Oklahoma City, OK)

Board Member of Lilyfield

Moriah Brokerage Services  
303 West Wall Street  
Midland, TX 79701  
432.682.2510

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