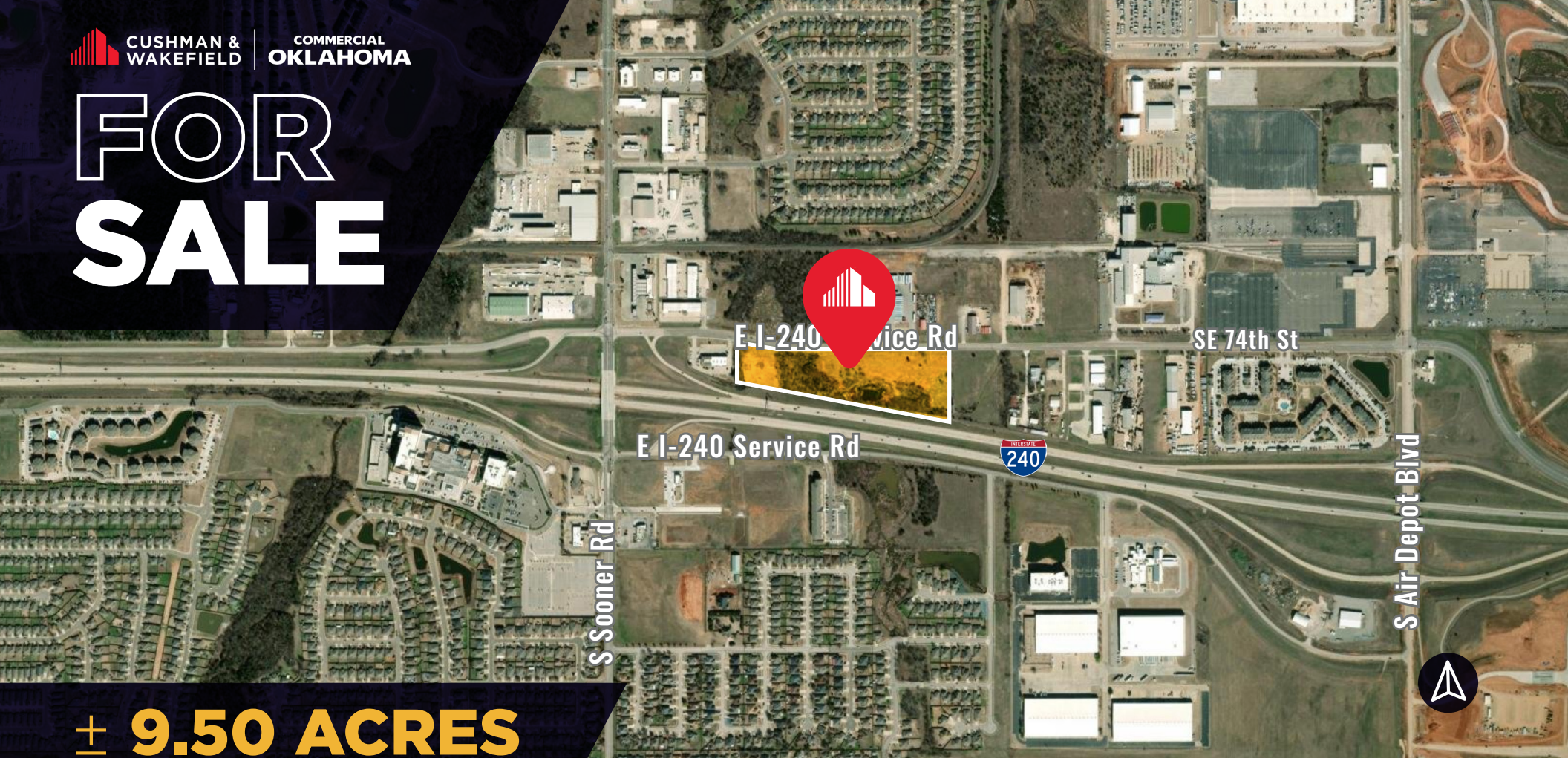


FOR SALE



± 9.50 ACRES COMMERCIAL LAND

5910 SE 74TH STREET
OKLAHOMA CITY, OK 73135

SALES PRICE
\$2,900,000 / \$7.01 psf

EVAN ALTEMUS

+1 832 819 8859

ealtemus@commercialoklahoma.com

PROPERTY DETAILS

LOT SIZE:	± 9.50 ACRES ± 413,820 SF
ZONING:	I-2; Moderate Industrial
UTILITIES:	Yes
FRONTAGE:	1,300 ft
DEPTH:	300 ft
OPPORTUNITY	
ZONE:	No

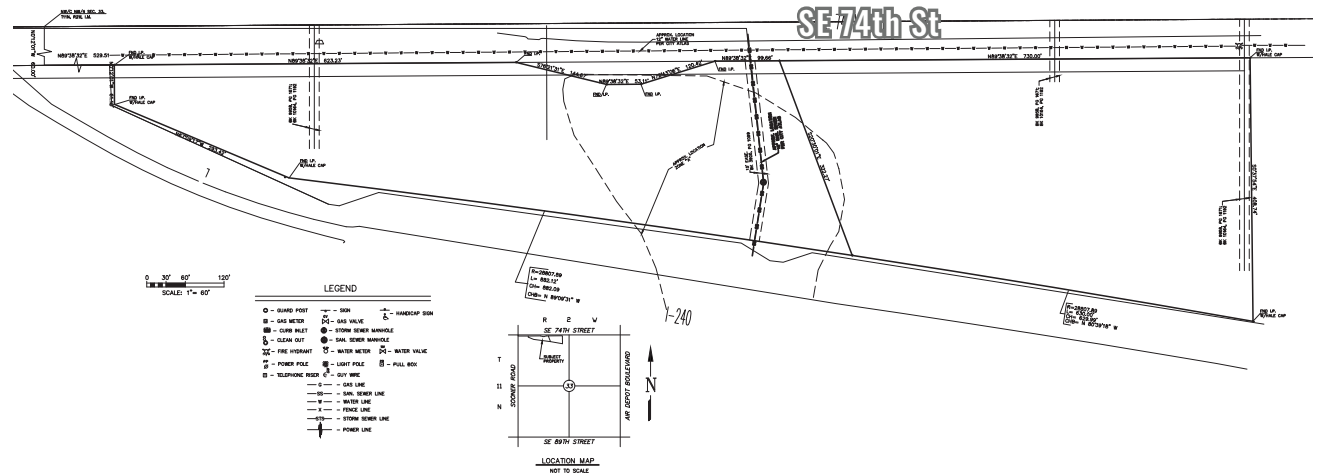
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PROPERTY HIGHLIGHTS

LOT SIZE: ± 9.50 ACRES
ZONING: I-2 Moderate Industrial

- Large 9.50 AC parcel along I-240 in Oklahoma City
- Ability to subdivide
- Industrial zoned with new development industrial, retail, and multifamily in the immediate and surrounding areas
- High demand area for both industrial and retail businesses
- Numerous defense contractors continually seek space and land around Tinker Air Force base



FOR
SALE

\$2,900,000
\$7.01 psf

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BROKER
CONTACT

± 9.50 ACRES
COMMERCIAL LAND

5910 SE 74TH STREET
OKLAHOMA CITY, OK 73135

S Sooner Rd



E I-240 Service Rd



E I-240 Service Rd

S Air Depot Blvd





ROSE STATE COLLEGE

TOWN PLAZA

Starbucks	Cane's
Lowe's	PetSmart
Casey's	Target
The Big Biscuit	Old Navy
Cheddar's	JCPenney
Chick-fil-A	Best Buy
Qdoba	Kohler's
Firestone	

26,200 VPD (22)

17,900 VPD (22)

44,900 VPD (23)

20,000 VPD

TINKER AIR FORCE BASE

CUSHMAN & WAKEFIELD | COMMERCIAL OKLAHOMA

± 9.50 ACRES COMMERCIAL LAND

5910 SE 74TH STREET
OKLAHOMA CITY, OK 73135

LAKE STANLEY DRAPER



WILL ROGERS
WORLD
AIRPORT

BLESSED
STANLEY
ROTHER
CHURCH

OKLAHOMA CITY
COMMUNITY COLLEGE

WHEELER

Scissortail
Park

FAM OKANA
First Americans Museum
RESORT & INDOOR WATERPARK

OKC Fairgrounds

Six Flags
HURRICANE
HARBOR
OKLAHOMA CITY

OKC
OUTLETS

BRICKTOWN

RIVERSPORT

ROSE
STATE
COLLEGE

TINKER
AIR FORCE
BASE

CUSHMAN &
WAKEFIELD COMMERCIAL
OKLAHOMA

± 9.50 ACRES
COMMERCIAL LAND

5910 SE 74TH STREET
OKLAHOMA CITY, OK 73135

S Midwest Blvd

S Douglas Blvd

S Sooner Rd

S Eastern Ave

SE 89th St

SE 59th St

SE 29th St

LAKE
STANLEY
DRAPER



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CUSHMAN & WAKEFIELD

COMMERCIAL OKLAHOMA

**5910 SE 74TH STREET
OKLAHOMA CITY, OK 73135**

**± 9.50
ACRES
LAND**

**FOR
SALE**

**\$2,900,000
\$7.01 psf**



S SOONER RD

SE 74TH ST

E I-240 SERVICE RD

S SOONER RD

3,400 VPD

44,900 VPD



Demographics	1 Mile	3 Miles	5 Miles
2020 Population	5,720	27,089	67,931
2024 Population	6,102	28,795	68,946
2029 Est Population	6,431	29,464	69,872
2024 Daytime Population	6,607	25,446	69,305
2020 Total Households	2,377	9,814	26,322
2024 Total Households	2,530	10,404	26,810
2029 Est Total Households	2,678	10,704	27,361
2024 Average HH Income	\$93,421	\$80,397	\$75,537
2029 Est Average HH Income	\$109,268	\$94,349	\$88,544

Source: Esri forecasts for 2024 and 2029. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Traffic Counts	Vehicles Per Day
I-240	44,900 vpd (2023)
SE 74th Street	3,400 vpd (2023)

Source: ODOT AADT Traffic Counts - Project Planning

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METRO MAJOR EMPLOYERS

Central location to many high population areas of Oklahoma City such as the Downtown area, Norman, and Moore. With high accessibility, Sooner Road land is a high demand location for both industrial and retail businesses.

Technology	Higher Education
Aerospace	Manufacturing
Beverage Distribution	Military
Customer Service	Oil & Gas
Finance	Retail
Finance / Insurance	Sales & Business Services
Government	Telecommunications
Health Care	Utility
Warehouse & Distribution	Wholesale & Retail
Transportation	



COMMUTE TIMES TO KEY ECONOMIC DRIVERS

- The Boeing Company: 5 Minutes
- Tinker Air Force Base: 6 Minutes
- State of Oklahoma: 13 Minutes
- Amazon*: 13 Minutes
- Downtown Oklahoma City (CBD): 14 Minutes
- OU Health Sciences Center & OU Medical Center: 17 Minutes
- FAA Mike Monroney Aeronautical Center: 18 Minutes
- Hobby Lobby Stores Inc*: 18 Minutes
- INTEGRIS Health*: 23 Minutes
- Mercy Hospital*: 25 Minutes
- Paycom: 37 Minutes

Top 20 Employers		Employees
1	State of Oklahoma	37,600
2	Tinker Air Force Base	26,000
3	Oklahoma State University Stillwater Campus	13,940
4	University of Oklahoma Norman	11,530
5	INTEGRIS Health *	11,000
6	Amazon	8,000
7	Hobby Lobby Stores Inc*	6,500
8	Mercy Hospital *	6,500
9	SSM Health Care *	5,600
10	FAA Mike Monroney Aeronautical Center	5,150
11	OU Health Sciences Center	5,000
12	City of Oklahoma City	4,500
13	OU Medical Center	4,360
14	Paycom *	4,200
15	The Boeing Company	3,740
16	Midfirst Bank *	3,100
17	Norman Regional Hospital	2,740
18	AT&T	2,700
19	Love's Travel Stops *	2,500
20	OG&E Energy Corporation*	2,240

*Denotes Company Headquarters

Source: Major Employers Website by Greater Oklahoma City Chamber
Published: 3/26/24
Updated: 7/24/24

CONVENIENCE TO THE CITY'S TOP AMENITIES

MEMORIAL ROAD CORRIDOR

The city's largest retail district features more than 230 retailers & restaurants in the 2-mile stretch including Quail Springs Mall, Target, and Costco.



CHISHOLM CREEK

The 190-acre mixed use development has no shortage of dining, entertainment, and shopping options. The complex features Top Golf, iFly and outdoor outfitting retailer Cabela's, as well as the newly opened Ramsay's Kitchen.



DOWNTOWN EDMOND

Pedestrian friendly, featuring over 40 restaurants, bars, and retail shops.



THE HALF

One of Oklahoma City's newest hotspots with a mix of fun dining options, attractions and outdoor recreation, featuring Flix Brewhouse and Chicken N Pickle.



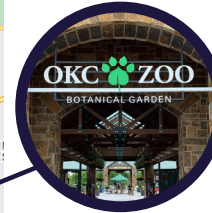
CLASSEN CURVE

Unique selection of upscale shops and services, including Whole Foods Market and Trader Joe's, located near the city's most affluent neighborhood, Nichols Hills.



ADVENTURE DISTRICT

At the crossroads of I-35 and I-44, the Adventure District is home to some of the top tourist attractions in the state. Experience Remington Park, the Oklahoma City Zoo, the National Cowboy & Western Heritage Museum & the Science Museum Oklahoma.



PENN SQUARE MALL

Home to over 140 specialty shops and eateries. Centrally located, Penn Square Mall is one of the two indoor shopping malls in the metro.



MIDTOWN

Featuring the best of OKC's recent urban renaissance with a mix of local restaurants, neighborhood pubs and unique shops. Known for its historic preservations and diverse welcoming neighbors.



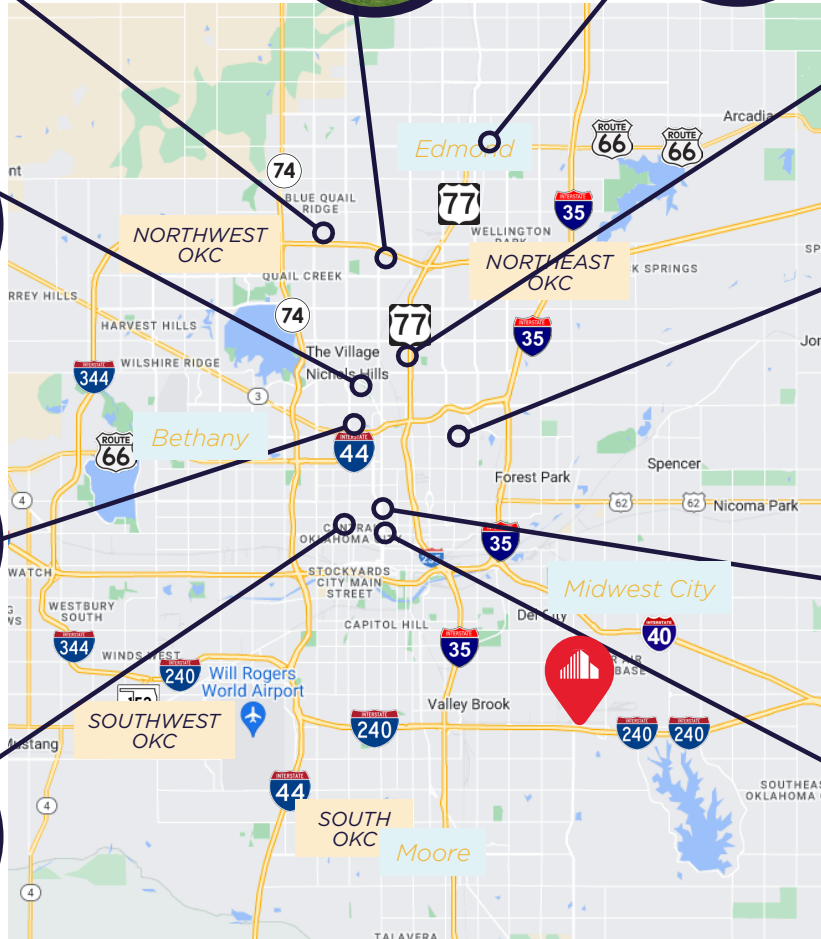
DOWNTOWN

The center of business in Oklahoma City, but mixed in with the hustle are the city's top attractions, restaurants, and must-see museums.

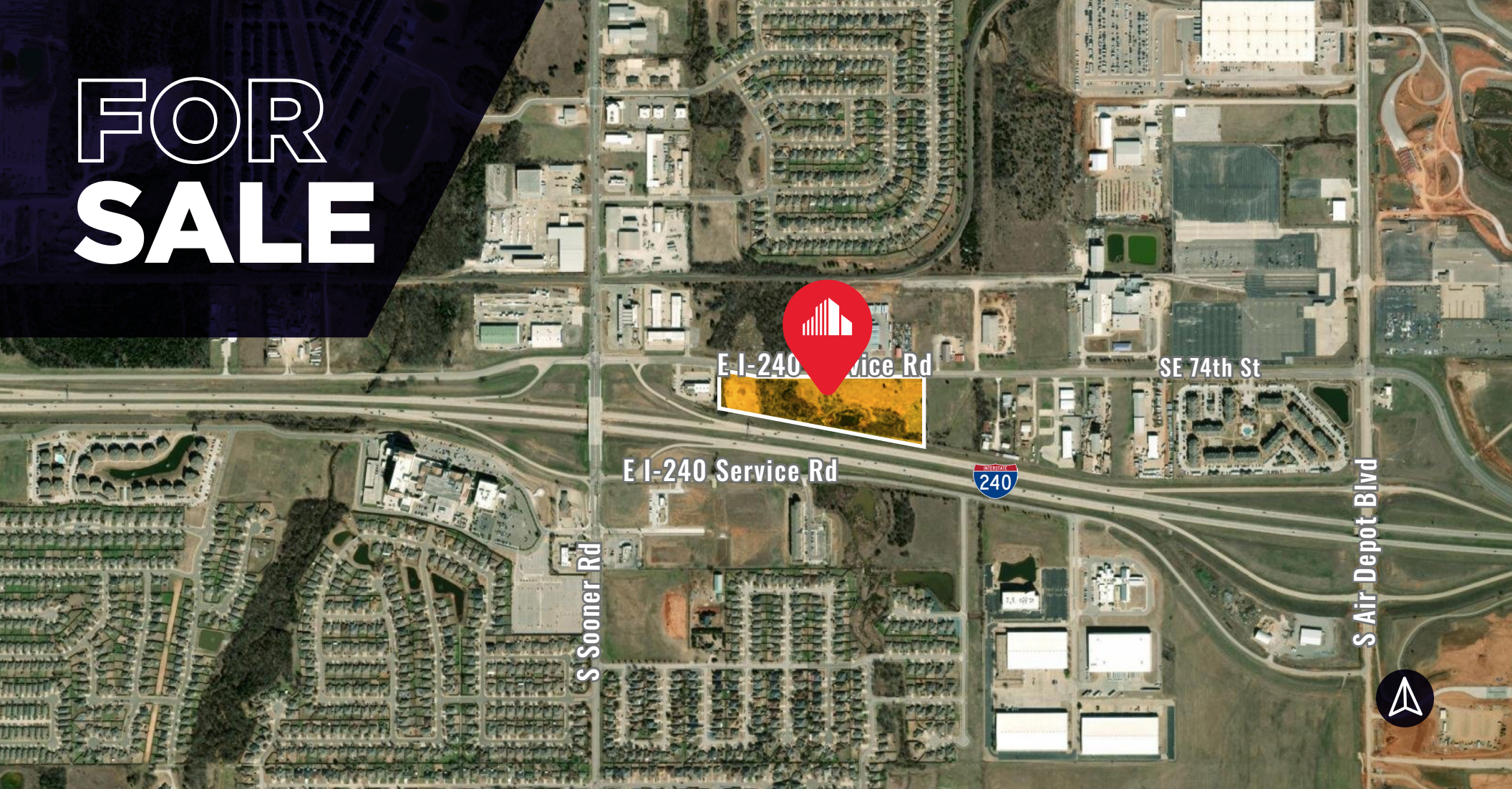


BRICKTOWN

A vibrant urban oasis with 45+ bars, eateries, shops, and attractions.



FOR SALE



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