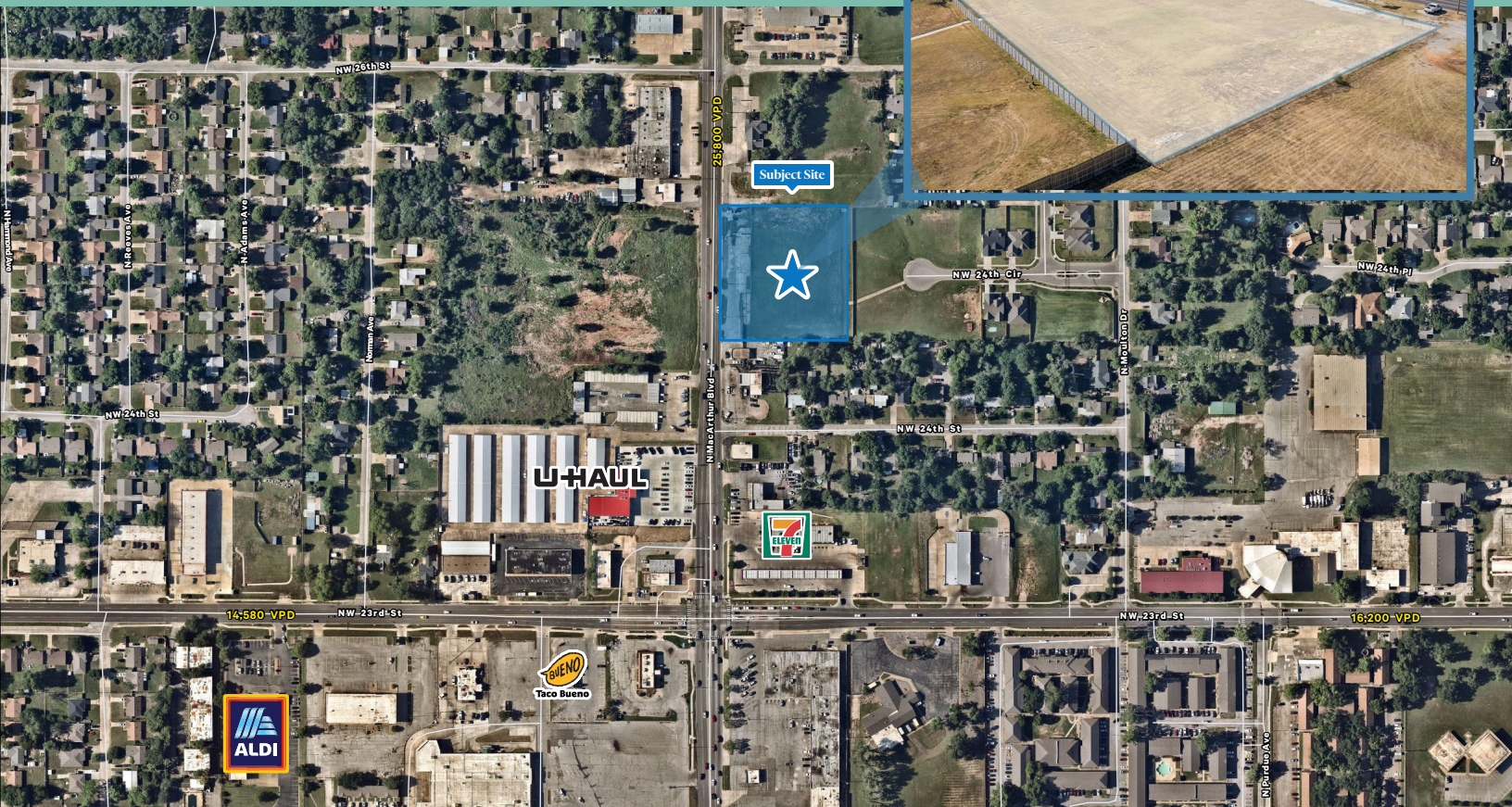


# 2534 N MacArthur Blvd

Oklahoma City, Oklahoma 73127

Sale Price: \$507,700



## Property Highlights

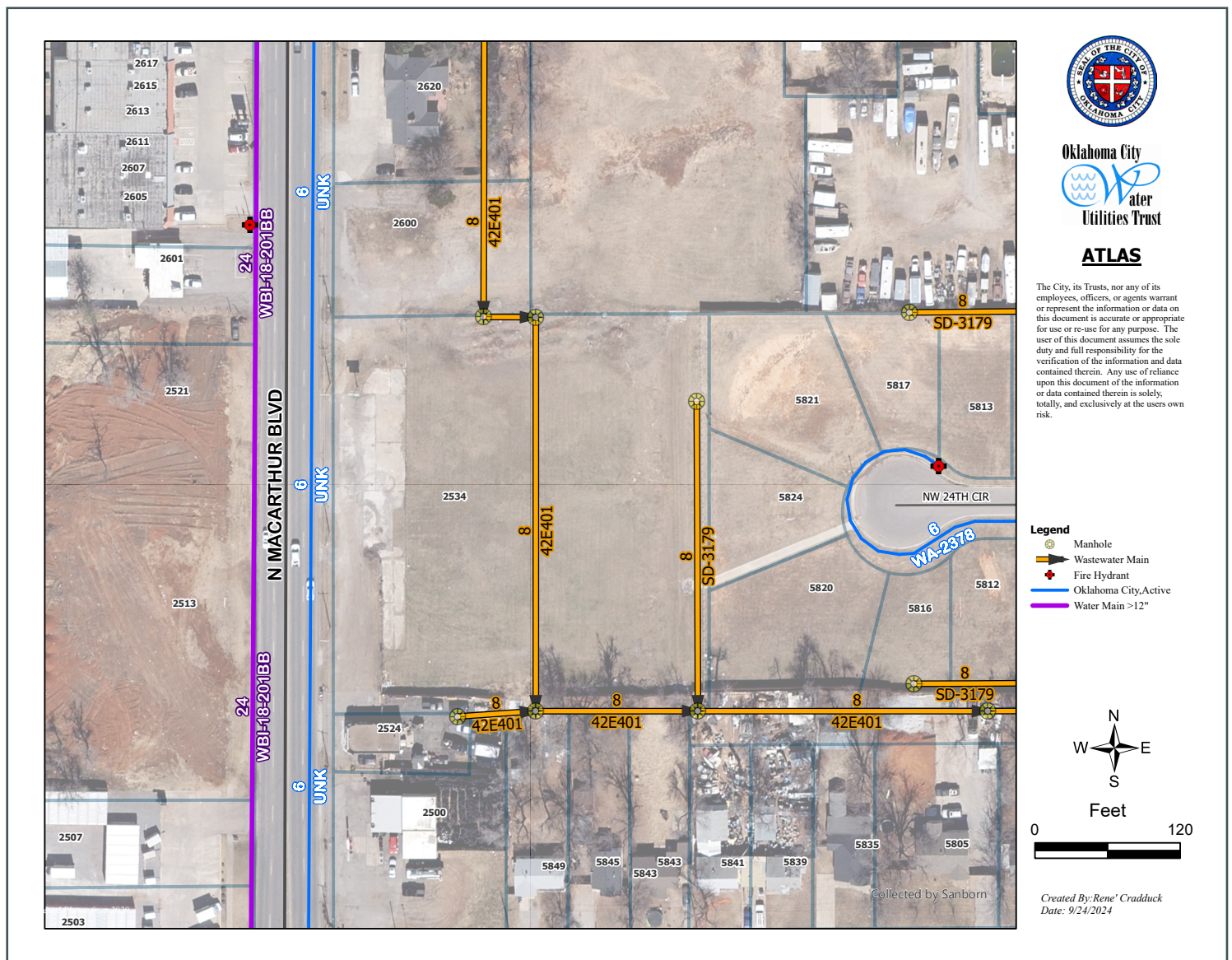
- + Land Size: 2.59± Acres
- + Zoning: C-3
- + Flat, shovel-ready
- + 340' x 330'
- + PSF: \$4.50
- + Accessible from NW 23rd St and N MacArthur Blvd. High traffic count intersection.
- + Divisible; contact broker for options and pricing

## Details

Demographics	1 Mile	3 Miles	5 Miles
2024 Population	16,900	95,306	188,522
2024 # of Households	6,376	38,140	77,392
Avg. Household Income	\$59,291	\$59,440	\$66,280
Projected 5-year Growth	0.6% +	0.6% +	0.8% +

Traffic Counts	
N MacArthur Blvd	25,800 VPD
NW 23rd Street	14,580 VPD

## Utilities Nearby



North View



South View



East View

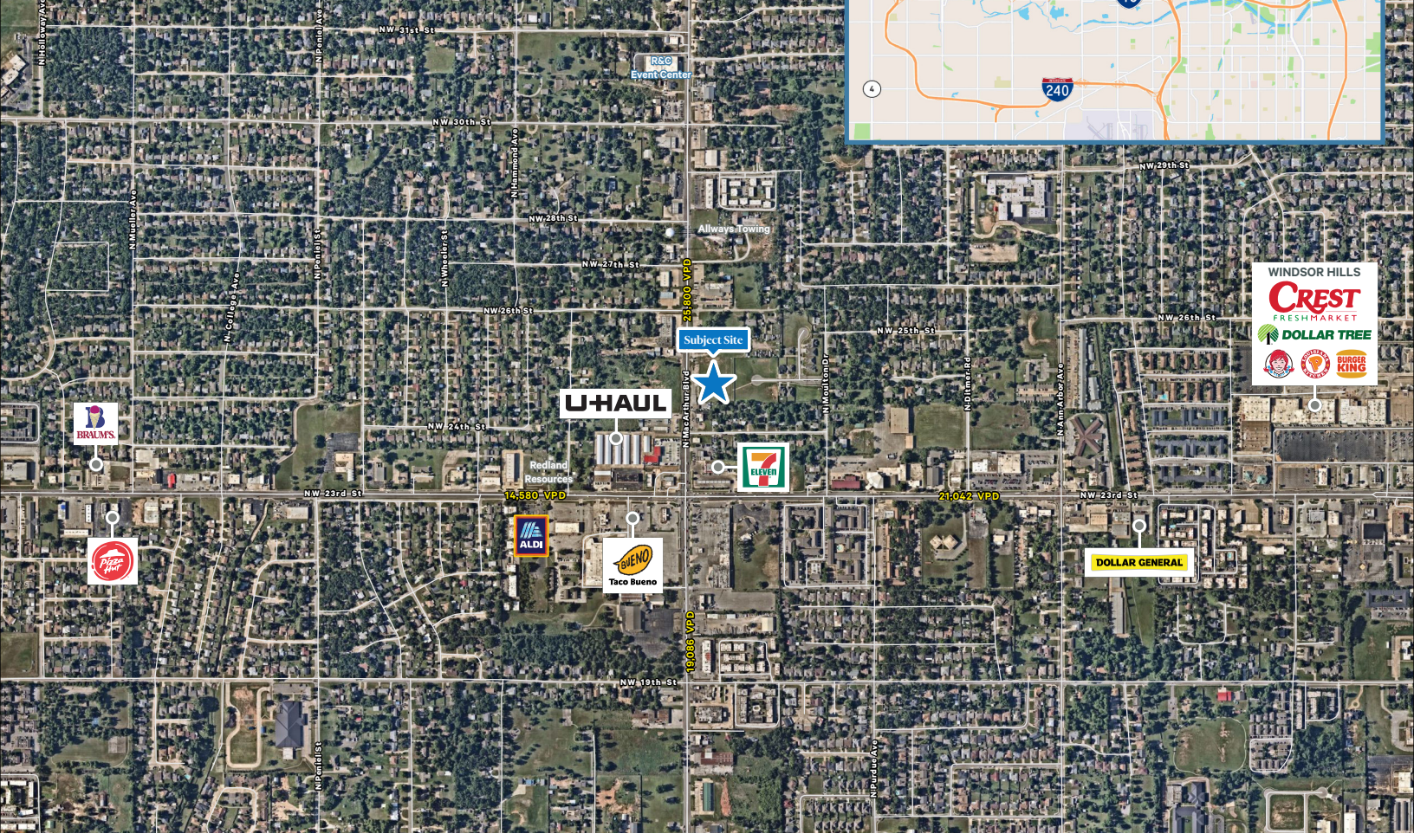
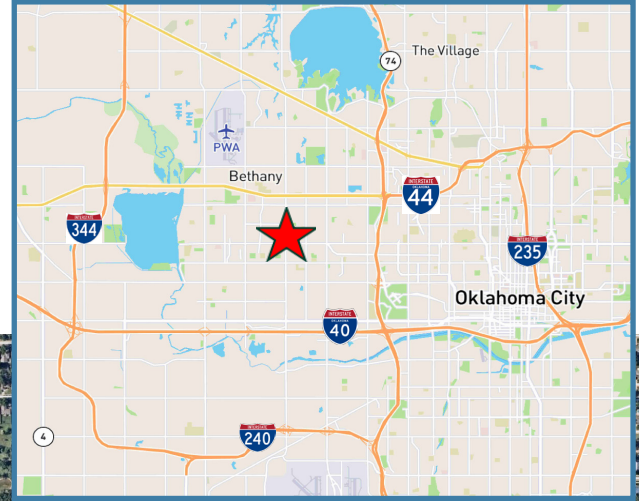


West View



# Retail Land | For Sale

**Location:** Sits 650' from four-way signalized intersection at NW 23rd and MacArthur. 2.5 miles north of I-40, 5.5 miles east of the John Kilpatrick Turnpike, 1 mile south of NW 39th Expressway, and 2.5 miles west of I-44.



## Contact Us

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