

PRICE EDWARDS AND CO. OFFICE/MEDICAL LAND FOR SALE

PARKWAY COMMONS AND WIRELESS WAY

OKLAHOMA CITY, OK 73134



CRAIG TUCKER
Managing Broker
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Sale Price
\$1,160,000

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OKLAHOMA CITY, OK 73134

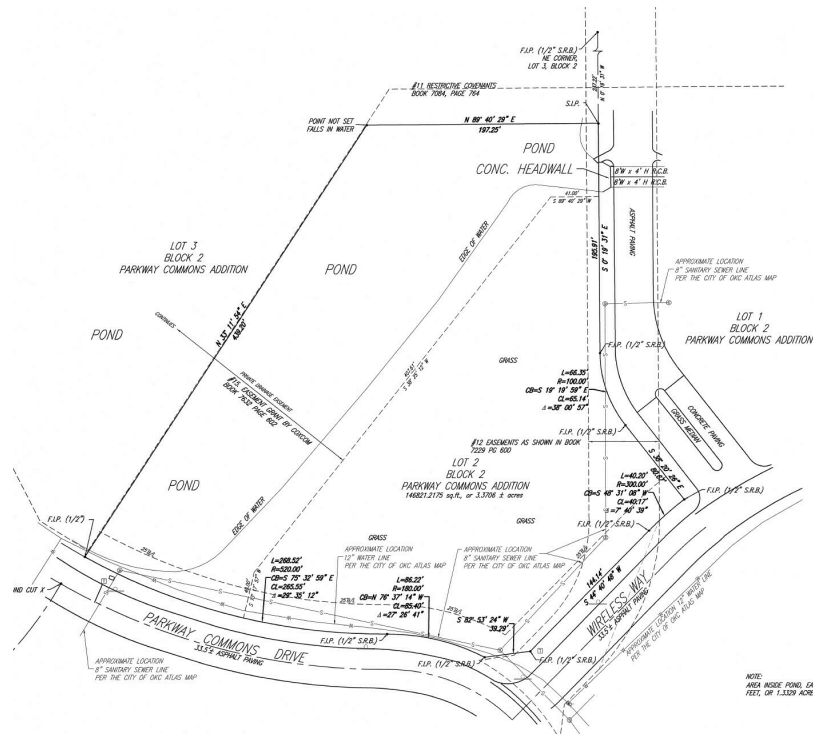


PROPERTY DESCRIPTION

Medical or general office development site with a prime location at the confluence of the two main roads in the Parkway Commons Development. The site totals 3.3706 acres in total and 1.3329 acres of net buildable land after deducting for the adjacent pond, easements and building setbacks. The surrounding development includes a mix of Class A general and medical buildings as well as restaurants and Crossings Christian School. Mercy Hospital, the Heart Hospital and the Integris Health Cancer Institute North are all approximately 1 mile west of the property. Other notable businesses in the immediate area are Orthopedic Spine Associates, Oklahoma Spine Hospital, Option One Infusions, Dobson Technologies, Mach Natural Resources, Paycom and DRG.

OFFERING SUMMARY

Sale Price:	\$1,160,000
Price / SF:	\$20.00 / SF
Lot Size:	3.3706 Acres
	1.3329 Net Acres
Zoning:	C-3 Community Commercial



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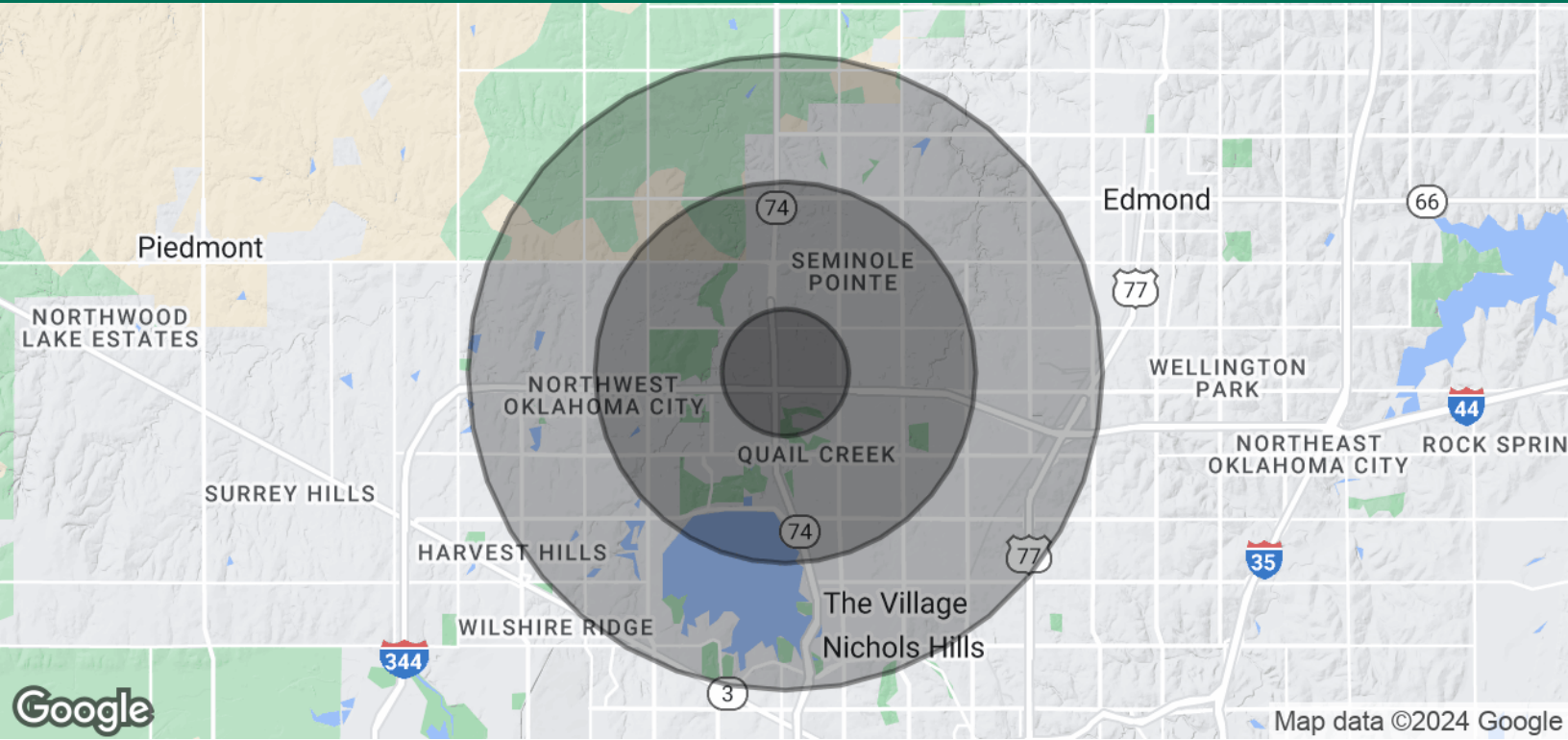
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,577	72,656	182,352
Average Age	43	40	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,021	32,516	76,331
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$139,491	\$115,733	\$115,123
Average House Value	\$426,799	\$347,850	\$329,399

Demographics data derived from AlphaMap

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