

A LAND INVESTMENT OPPORTUNITY
PORTLAND POINTE

NW 164TH & PORTLAND, OKLAHOMA CITY, OK 73012



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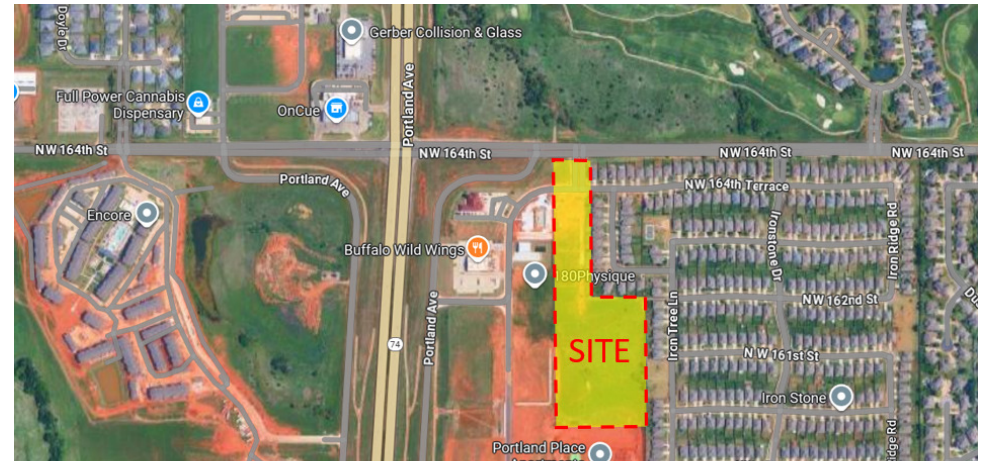
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OFFERING SUMMARY

Sale Price: \$3,480,375

Lot Size: 10.96 Acres

Zoning: PUD 1593

Price / SF: \$7.29

PROPERTY OVERVIEW

Discover the potential of Oklahoma City's NW 164th & Portland area. This property features 10.96 acres with all utilities to the site. The great location offers an appealing blend of amenities and attractions with close proximity to notable destinations such as Rose Creek Country Club and Gaillardia Country Club, as well as restaurants and retail in this growing commercial corridor. With an average household income of \$176,986 within one mile and average home values of \$547,863, this location shows strong affluence and purchasing power, indicating a high-end residential market with potential to grow. Additionally, the property is conveniently situated just 2 miles North of the John Kilpatrick Turnpike and near other major thoroughfares, facilitating seamless commutes and accessibility. Embrace the promise of growth and prosperity in this thriving locale.

PROPERTY HIGHLIGHTS

- Zoned PUD 1593
- Prime investment opportunity
- Strategic location
- Potential for development
- Access to major transportation routes

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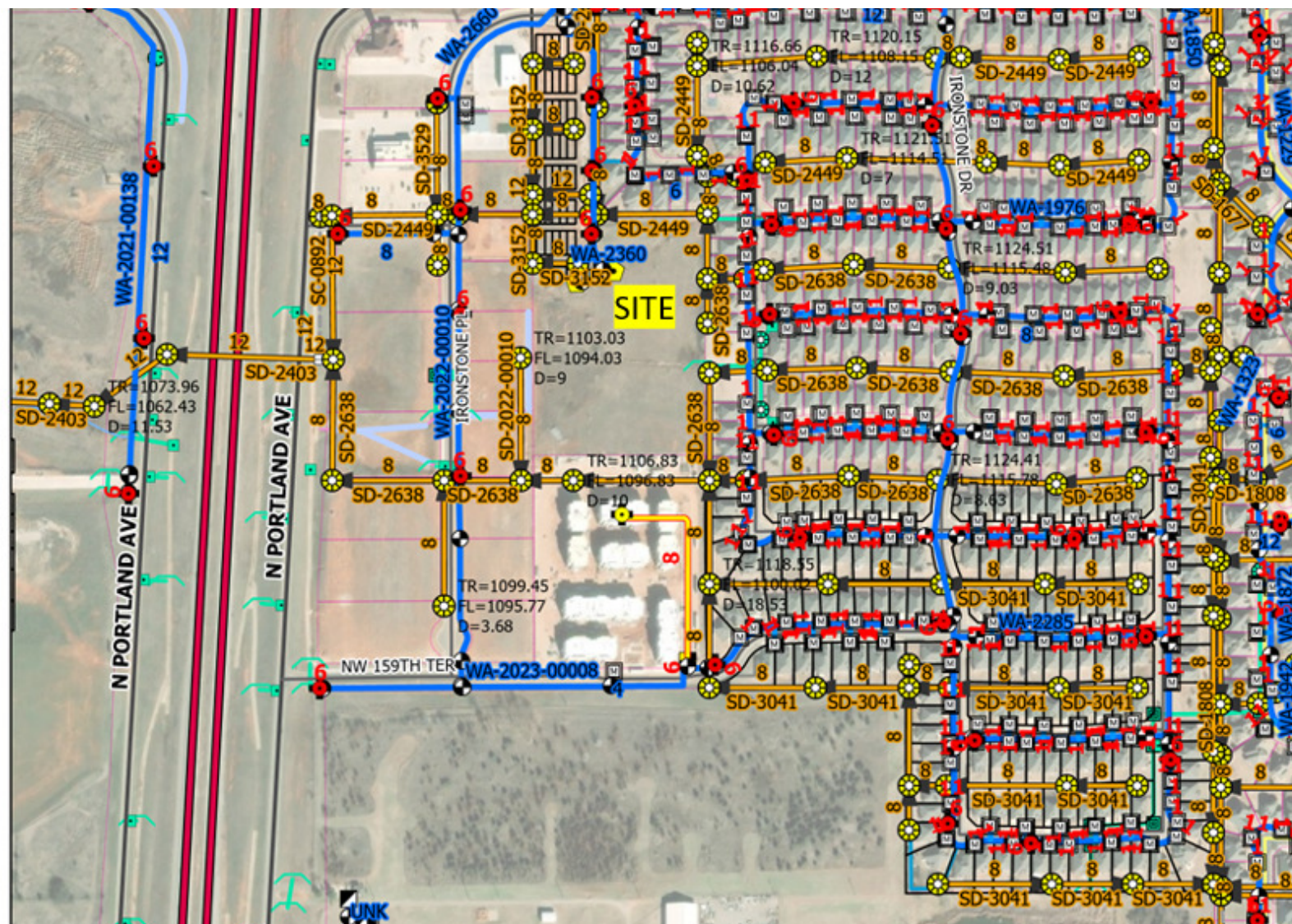
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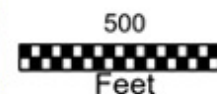
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- Legend**
- Fire Hydrant
 - Private Hydrant
 - Service Line
 - Private Fire Line
 - Service Line
 - Hydrant Lead
 - Abandoned
 - Water Main
 - Private Main
 - Manhole
 - Abandoned
 - Wastewater Main
 - Conc Channel
 - Flume
 - Storm Drain

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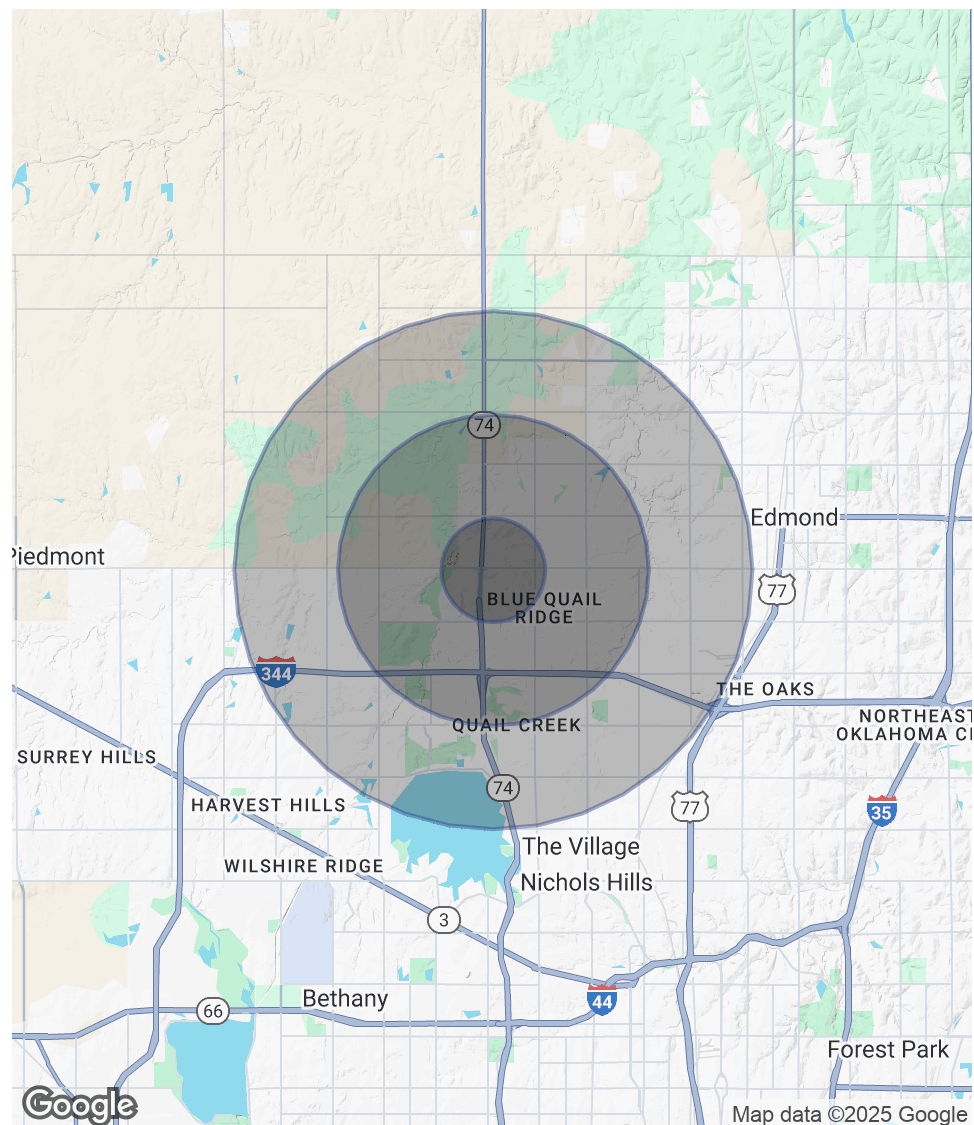
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,334	59,046	150,705
Average Age	37	37	39
Average Age (Male)	36	36	37
Average Age (Female)	37	38	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,623	23,107	61,807
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$176,986	\$137,809	\$120,781
Average House Value	\$547,863	\$383,135	\$336,980

Demographics data derived from AlphaMap



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