

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|---------------|-----------|
| Sale Price: | \$795,000 |
| Lot Size: | 3 AC |
| Price / Acre: | \$158,439 |
| Zoning: | PUD-23A |

PROPERTY OVERVIEW

3 acres of land located on the south side of the Oklahoma River, between Downtown Oklahoma City and Will Rogers Airport. The property sits near a hub of hotels with convenient access to I-40, I-44, and Meridian Avenue. Its location offers close proximity to the Boathouse District, downtown, and the airport corridor. Zoned for commercial use, the site supports a range of development opportunities.

TYLER HUXLEY

405.973.8435

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GARRETT MCGINNIS

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4621 SW 20TH ST

4621 SW 20TH ST | OKLAHOMA CITY, OK 73128



LOCATION MAP



TYLER HUXLEY

405.973.8435

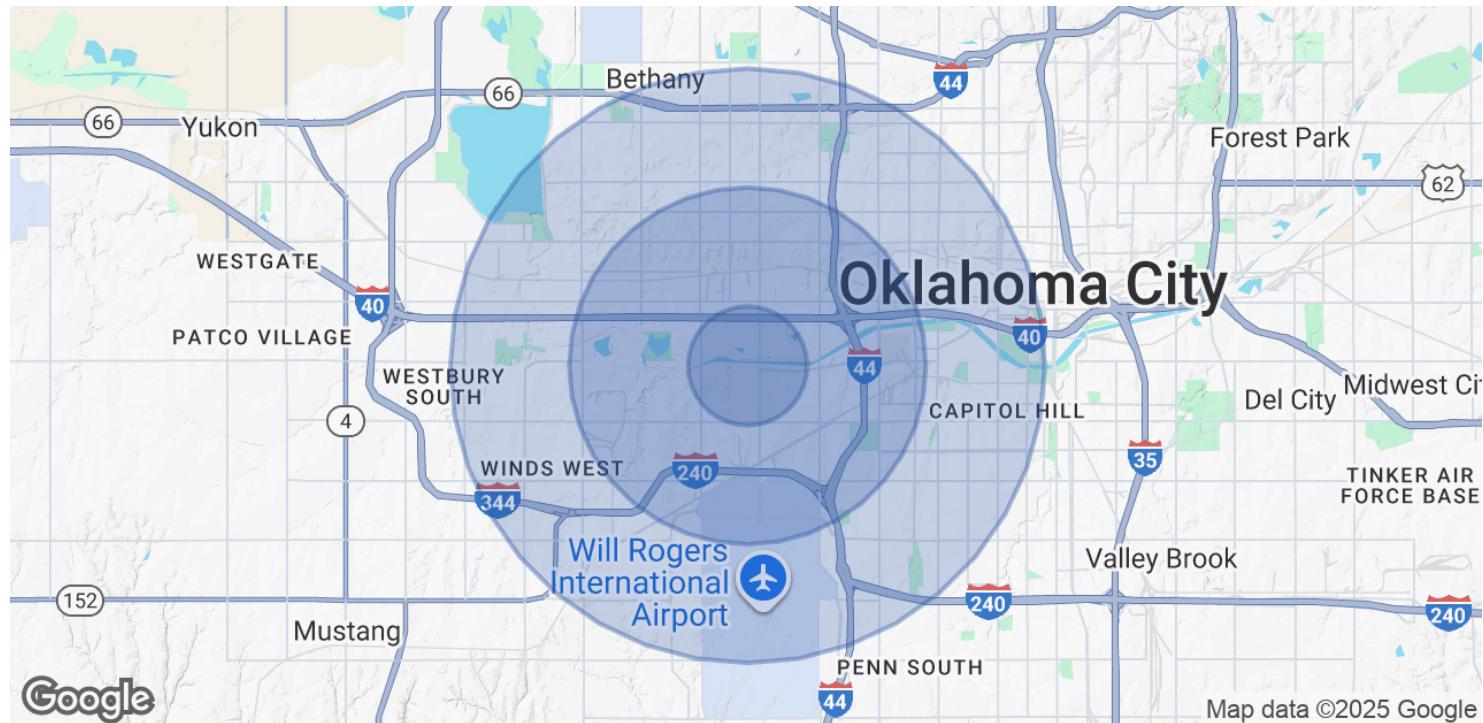
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,247 | 43,173 | 197,668 |
| Average Age | 37 | 34 | 36 |
| Average Age (Male) | 36 | 34 | 35 |
| Average Age (Female) | 37 | 35 | 37 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 940 | 15,934 | 73,476 |
| # of Persons per HH | 2.4 | 2.7 | 2.7 |
| Average HH Income | \$83,640 | \$54,790 | \$66,120 |
| Average House Value | \$136,667 | \$127,537 | \$182,969 |

Demographics data derived from AlphaMap