

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
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GARRETT MCGINNIS
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4621 SW 20TH ST
4621 SW 20TH ST | OKLAHOMA CITY, OK 73128

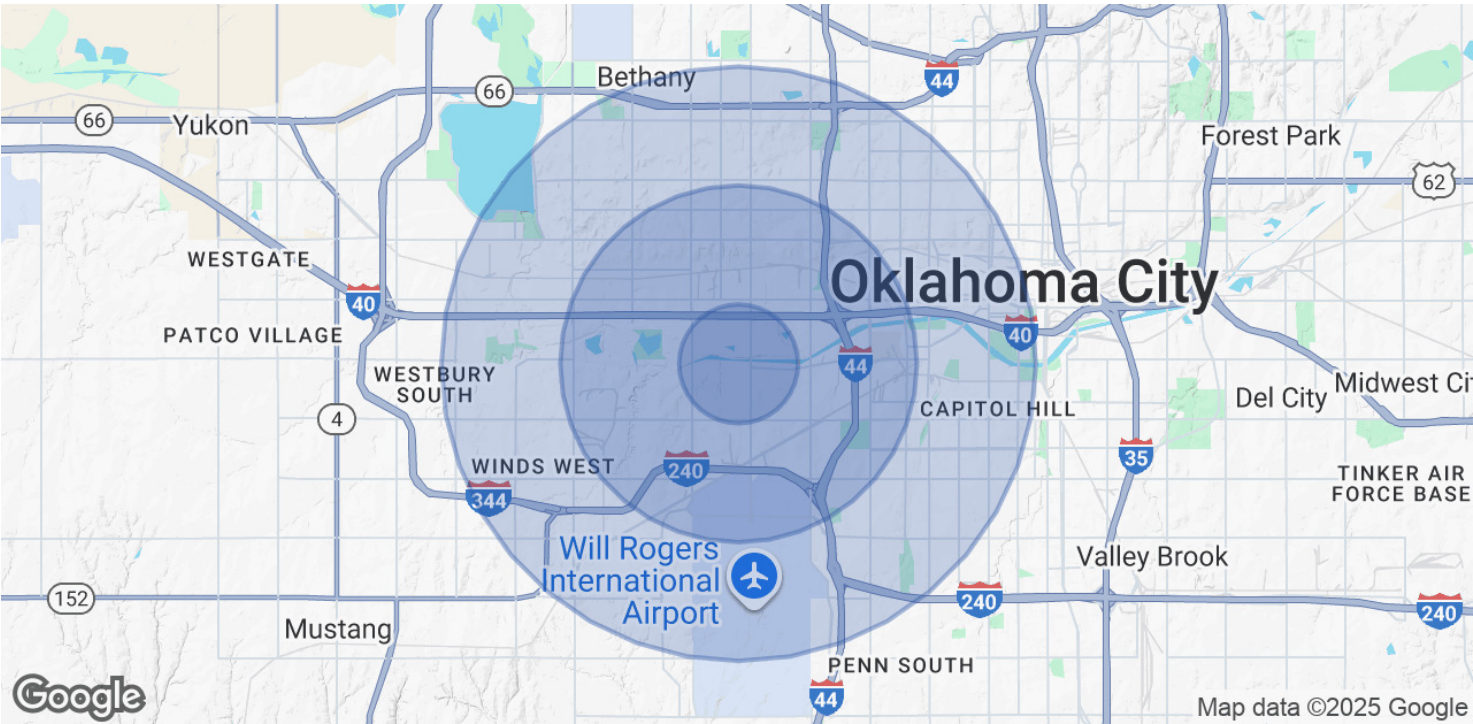
LOCATION MAP



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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