

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$255,000
Lot Size:	1.141 Acres
Price / Acre:	\$223,488
Zoning:	C-3

### PROPERTY OVERVIEW

Located in northwest Oklahoma City, this 1.141 Acres office lot is positioned near NW 122nd Street and N Council Road. The site offers strong visibility and access within an established commercial corridor surrounded by office, retail, and residential uses. The property provides flexibility for development, with the potential to be split into two lots, allowing for one or two separate office projects. Well-suited for owner-users, investors, or developers seeking adaptable suburban office opportunities in NW OKC.

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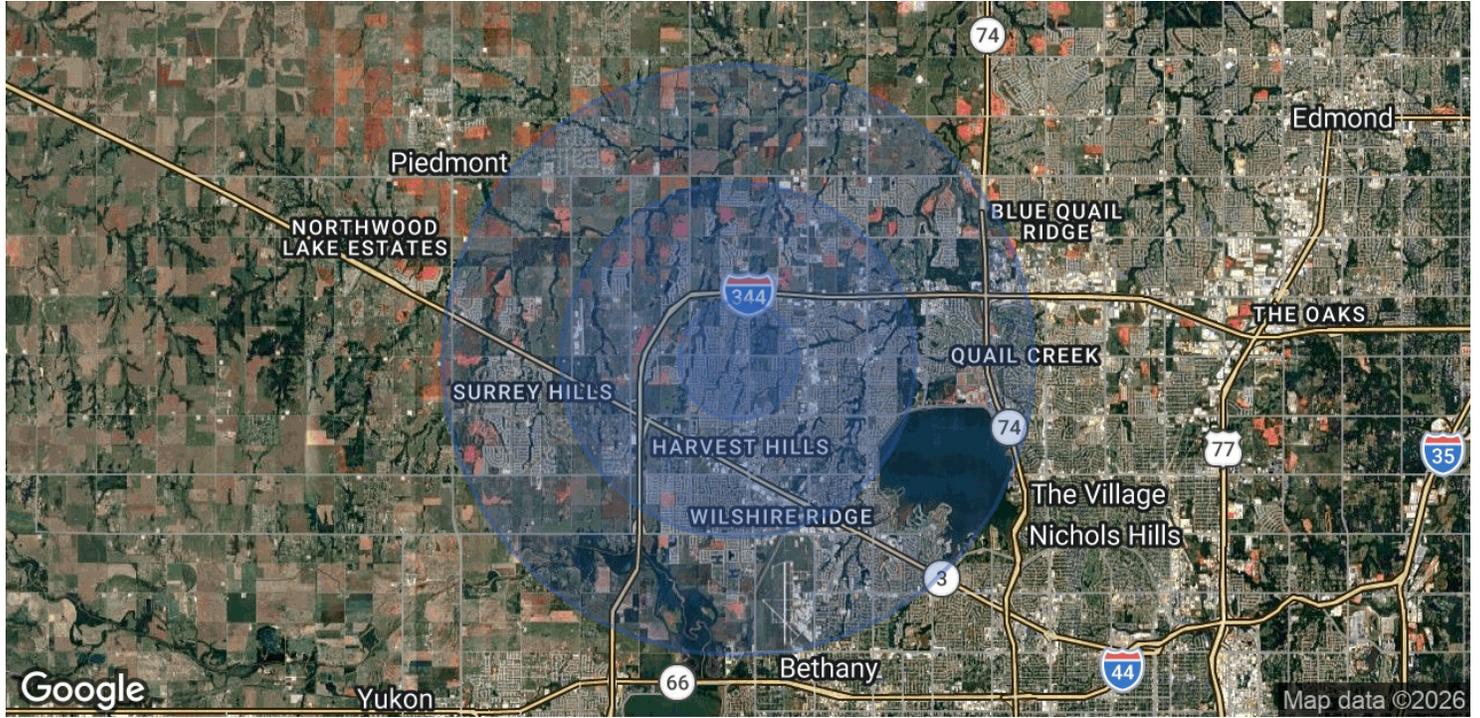
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,681	66,276	122,407
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,447	27,285	48,999
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$119,817	\$107,439	\$108,252
Average House Value	\$324,886	\$308,187	\$310,053

Demographics data derived from AlphaMap

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