

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,370,000
Lot Size:	32.946 Acres
Price / Acre:	\$71,936
Price / SF:	\$1.65
Zoning:	I-2

PROPERTY OVERVIEW

This property is situated in Oklahoma City's thriving industrial district and has a designated zoning of I-2 for industrial use. It is conveniently accessible from major routes like I-40 (with a traffic volume of 66,600 vehicles per day), the Kilpatrick Turnpike (21,189 vehicles per day), and is conveniently located near the intersection of N. Sara Rd (7,611 vehicles per day) and NW 10th St. (9,430 vehicles per day). With its expansive and versatile layout, this property presents an excellent opportunity for business owners or developers seeking to expand their operations in the Oklahoma City market.

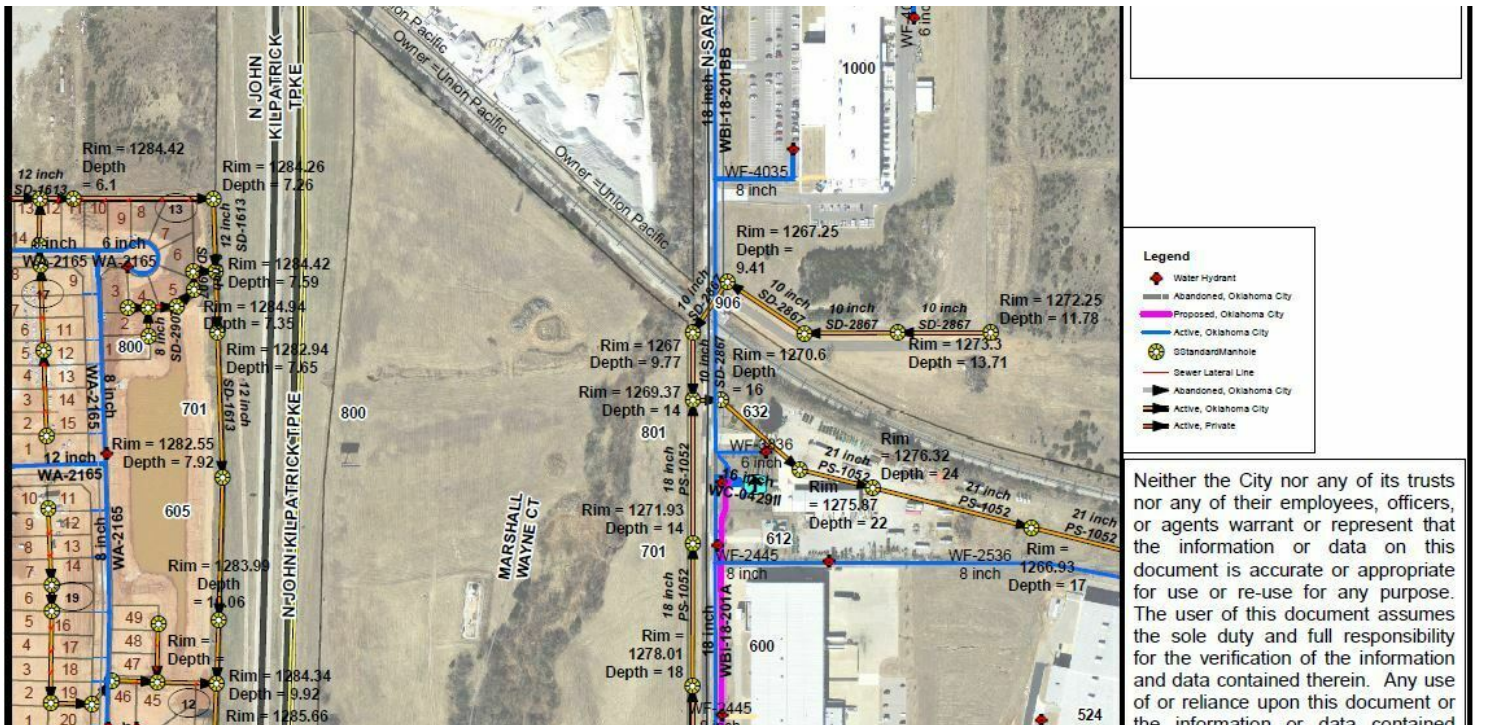
PROPERTY HIGHLIGHTS

- Majority of land is cleared (survey available upon request)
- Located near I-40 and Kilpatrick Turnpike with easy access to Oklahoma City
- Ideal land for owner user or development with 2,340 feet of Kilpatrick Turnpike visibility
- Possible rail access

JOHNNY STRADAL

405.990.0569
johnny@creekcre.com

ADDITIONAL PHOTOS



JOHNNY STRADAL

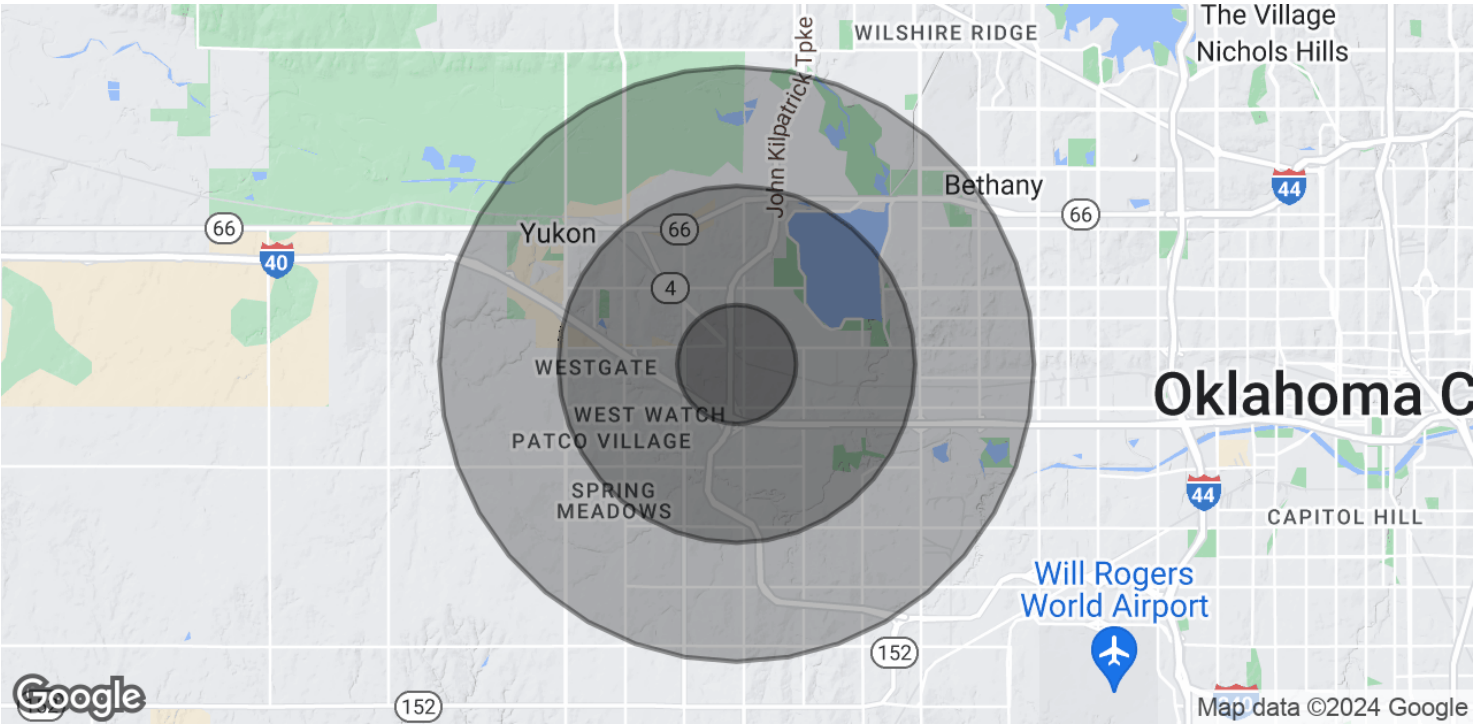
405.990.0569

johnny@creekcre.com

A map of the John Kilpatrick Toll Road area in Dallas, Texas. The map shows a blue location pin on the toll road, between NW 10th St and NW 8th St. The toll road is highlighted in orange. Other roads shown include NW 10th St, NW 8th St, NW 6th St, NW 5th St, NW 4th St, N Sara Rd, and John Kilpatrick Tpke (Toll road). The map also shows some green areas representing parks or undeveloped land. The Google logo is in the bottom left corner, and the map data is dated 2024.

johnny@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,245	52,558	100,558
Average Age	29.8	35.5	35.7
Average Age (Male)	32.7	35.4	35.0
Average Age (Female)	30.9	36.0	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	370	17,542	37,269
# of Persons per HH	3.4	3.0	2.7
Average HH Income	\$87,185	\$78,491	\$71,057
Average House Value	\$190,035	\$179,085	\$171,605

* Demographic data derived from 2020 ACS - US Census

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com