

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	4.79 AC
Price / Acre:	\$7.66
Zoning:	O-2

PROPERTY OVERVIEW

Prime ready-to-be-developed land adjacent to a bustling medical complex, offering a rare opportunity for strategic development. This spacious parcel, with excellent accessibility, promises a seamless integration into the healthcare hub. Its proximity to medical services ensures high demand for commercial use. Ideal for healthcare-related facilities or offices, this site combines convenience and potential, making it a savvy investment in a growing healthcare-focused community.

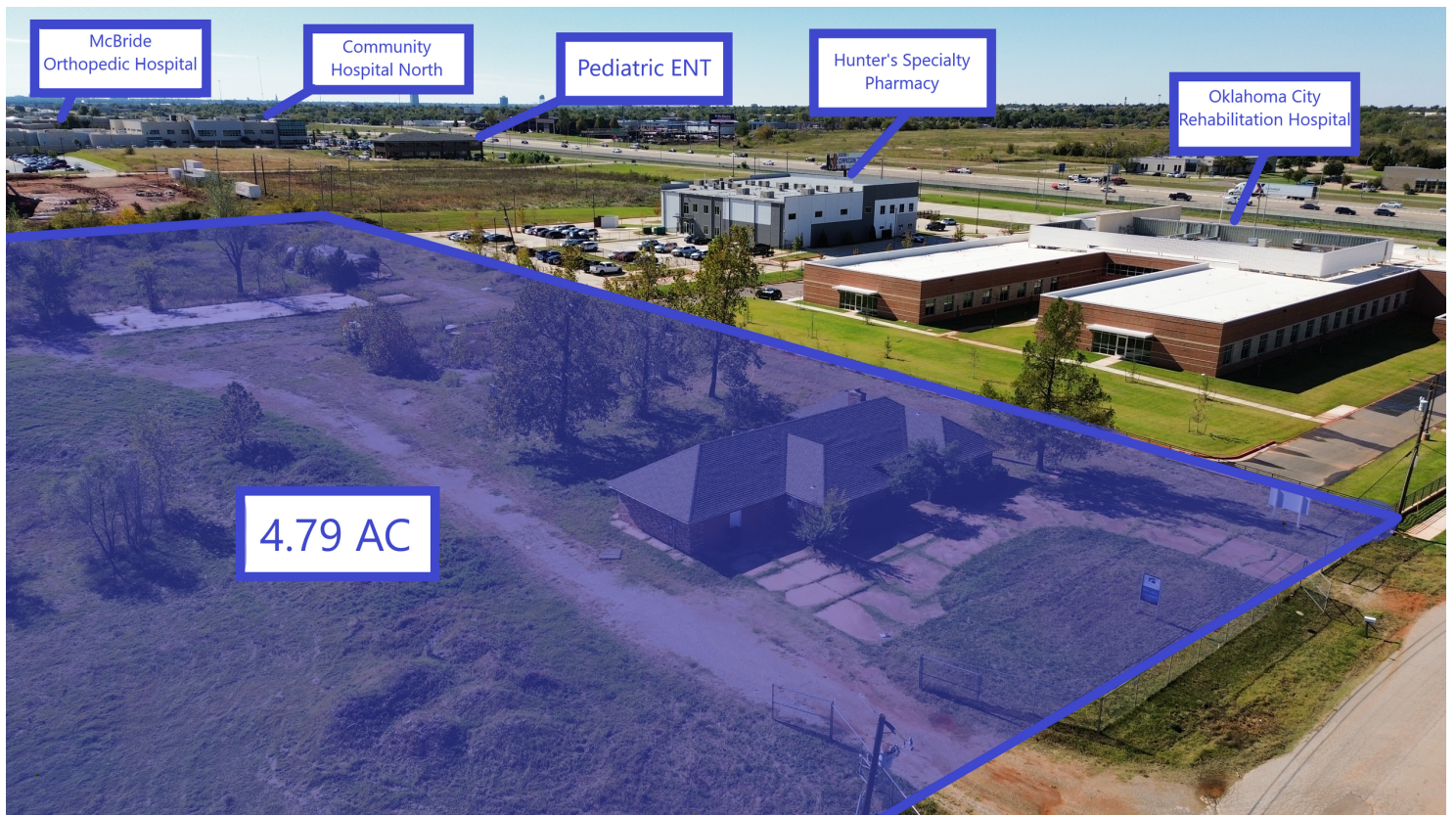
PROPERTY HIGHLIGHTS

- Great Development Opportunity
- Near a Medical Hub
- Right off Broadway Extension

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

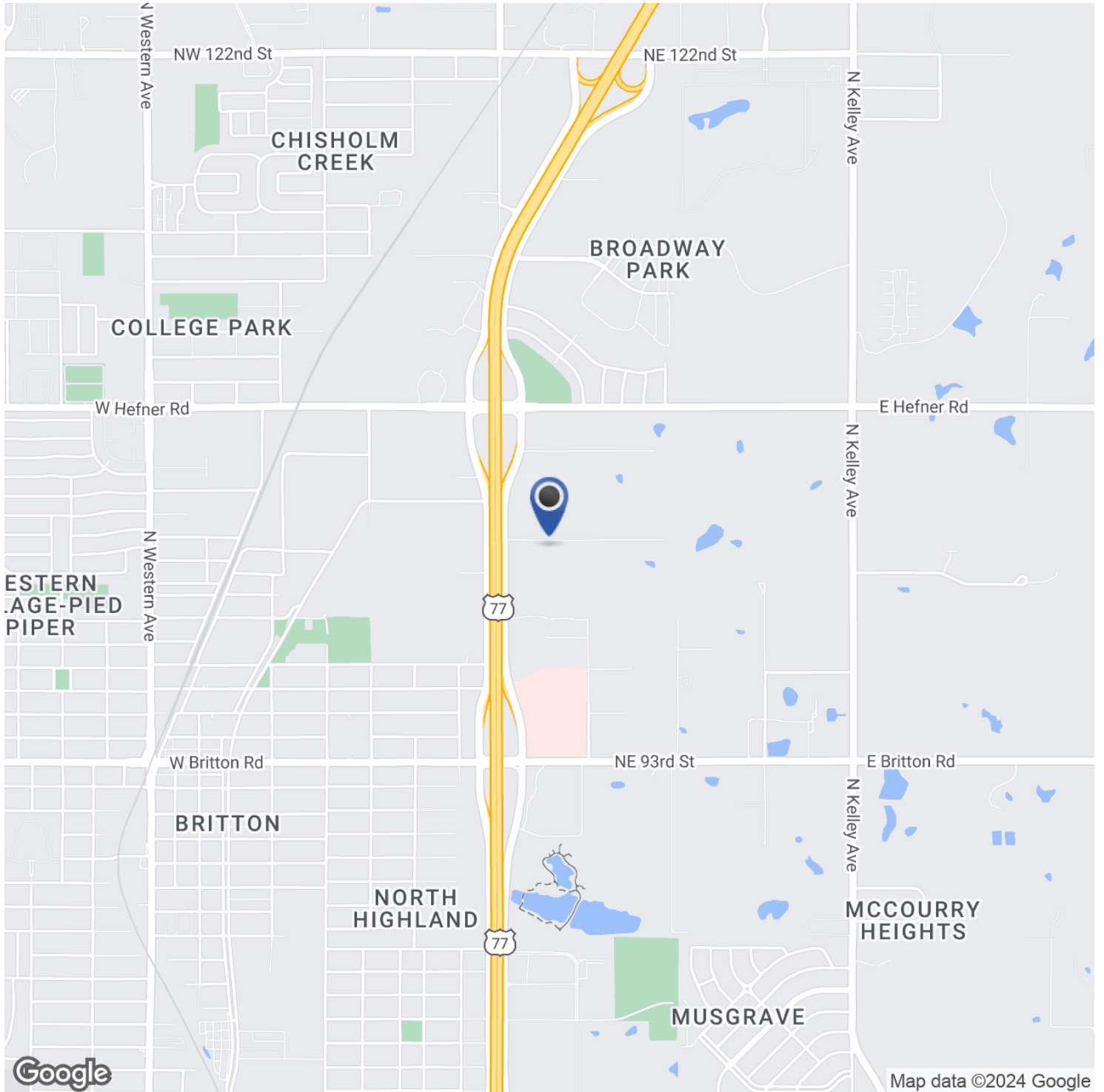
ADDITIONAL PHOTOS



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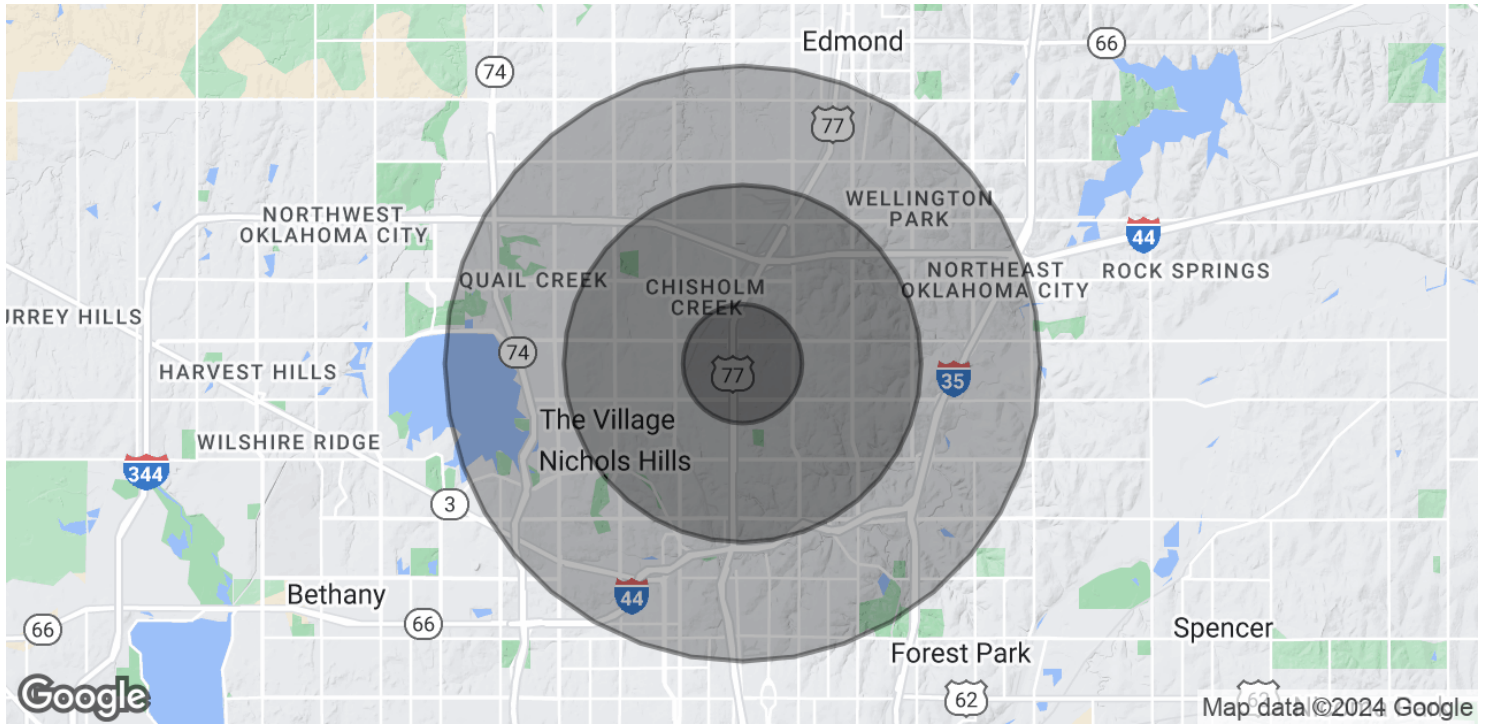
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,519	45,829	145,822
Average Age	28.9	35.2	36.9
Average Age (Male)	22.1	33.9	35.4
Average Age (Female)	34.3	36.2	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,220	22,615	71,458
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$34,378	\$69,776	\$80,214
Average House Value	\$100,249	\$176,801	\$200,560

2020 American Community Survey (ACS)

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