



**Livingstone
Properties**

LAND FOR SALE
1400 NE 63rd - OKC 73111



Property Details

Land Size: ± 5.34 Acres / ± 232,610 SF
Zoning: C-3
Opportunity Zone: Yes
District: Adventure District BID
Parcel Number: 149783375
Parking: ± 85 Spaces

Highlights

- Excellent Visibility & Access: Located on Historic Route 66 with immediate access to I-40
- Surrounded by Major Demand Drivers: National Cowboy & Western Heritage Museum, Remington Park, Oklahoma City Zoo, Science Museum Oklahoma, National Softball Hall of Fame & Complex, Cole's Garden Event Center
- Rapidly growing BID and I-35 Corridor



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Sales Price: \$1,600,000



Offering Memorandum

Parkhill Inn & Suites offers a rare opportunity to acquire a ±5.34-acre redevelopment site in Oklahoma City's rapidly evolving Adventure District, a tourism-anchored corridor supported by major cultural attractions, year-round visitation, and continued public and private investment. The property is located along historic Route 66 with immediate access to Interstate 40, providing exceptional regional connectivity and visibility. The site's scale, zoning, and location make it well suited for a variety of redevelopment concepts including hospitality, multifamily, mixed-use, or destination-oriented commercial development. Existing improvements consist of a 50-room independent motel constructed in 1960. The improvements are considered functionally obsolete, and the offering is positioned and marketed for land value. Ownership has proactively completed several critical components of upfront due diligence, reducing development risk and shortening the buyer's timeline to execution. Available materials include: asbestos surveys, demolition bids, and Phase I Environmental Site Assessment. 1400 NE 63rd represents a compelling land opportunity for developers and investors seeking scale, visibility, and long-term upside.



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