



PRICE: RATE NEGOTIABLE DEPENDENT ON TERMS

# MIDCON LOT

13431 Broadway Ext, Oklahoma City, OK 73114

**Brock Lytton**  
Broker Associate  
405.250.9596  
brock@moriahgroup.net

PRICE: RATE NEGOTIABLE DEPENDENT ON TERMS

# MIDCON LOT - BUILD TO SUIT

13431 Broadway Ext, Oklahoma City, OK 73114



## Property Description

Lease is determined by the size of the building that is built as well as any negotiated deal terms. Ownership desires a 10 year lease.

## Property Highlights

- Build to Suit
- Located off Broadway Ext. with Easy Access to the Kilpatrick Turnpike
- Parking Lot Already in Place
- Can Accommodate a Building Up to 12,000 SF

## Location Description

Located at Memorial and Broadway Extension on the MIDCON campus on the west side of the campus.

## Offering Summary

Lease Rate:	Rate Negotiable Dependent on Terms
Available SF for Build to Suit:	Up to 12,000 SF
Lot Size:	0.45 Acres

## Brock Lytton

Broker Associate  
405.250.9596  
brock@moriahgroup.net



PRICE: RATE NEGOTIABLE DEPENDENT ON TERMS

# MIDCON LOT - BUILD TO SUIT

13431 Broadway Ext, Oklahoma City, OK 73114



Map data © 2023 Imagery © 2023, Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

**Brock Lytton**

Broker Associate

405.250.9596

brock@moriahgroup.net

**MORIAH**  
BROKERAGE SERVICES, LLC

PRICE: RATE NEGOTIABLE DEPENDENT ON TERMS

# COMPLETED BUILD TO SUIT ADJACENT TO VACANT LOT

Building SF: 10,500



**Brock Lytton**

Broker Associate

405.250.9596

brock@moriahgroup.net

**MORIAH**  
BROKERAGE SERVICES, LLC

PRICE: RATE NEGOTIABLE DEPENDENT ON TERMS

# COMPLETED BUILD TO SUIT ADJACENT TO VACANT LOT

Building SF: 10,500



**Brock Lytton**

Broker Associate

405.250.9596

brock@moriahgroup.net

**MORIAH**  
BROKERAGE SERVICES, LLC

PRICE: RATE NEGOTIABLE DEPENDENT ON TERMS

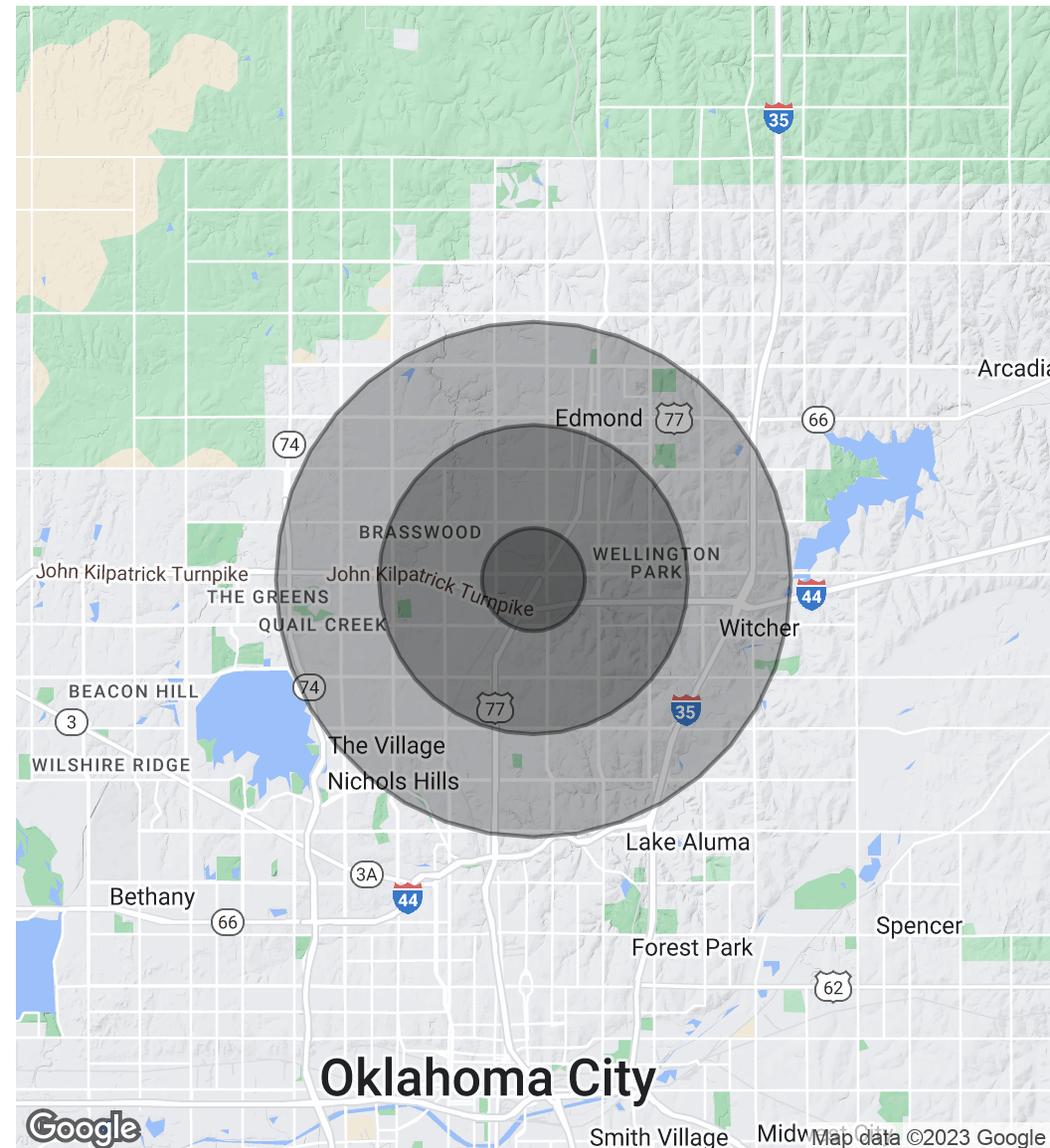
# MIDCON LOT - BUILD TO SUIT

13431 Broadway Ext, Oklahoma City, OK 73114

Population	1 Mile	3 Miles	5 Miles
Total Population	2,294	55,553	167,888
Average Age	36.4	35.2	35.6
Average Age (Male)	34.7	32.9	33.7
Average Age (Female)	35.3	37.0	37.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,020	25,149	74,812
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$68,799	\$74,783	\$85,035
Average House Value	\$211,424	\$170,547	\$201,661

\* Demographic data derived from 2020 ACS - US Census



**Brock Lytton**

Broker Associate  
405.250.9596  
brock@moriahgroup.net

**MORIAH**  
BROKERAGE SERVICES, LLC

# MIDCON LOT - BUILD TO SUIT

13431 Broadway Ext, Oklahoma City, OK 73114

Contact Broker:

**Brock Lytton**

Broker Associate

405.250.9596

[brock@moriahgroup.net](mailto:brock@moriahgroup.net)



13431 Broadway Ext., Suite 115, Oklahoma City, OK 73114

405.250.9596 | [moriahbrokerageservices.com](http://moriahbrokerageservices.com)