

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$495,000
Available AC:	1.49 AC
Lot Size:	64,939 SF
Price / SF:	\$7.62
Year Built:	2002
Zoning:	I-1

PROPERTY OVERVIEW

Located along S Meridian Ave, behind Baller's Grill & China Fu, this parcel of land is on the gateway to Oklahoma City. S Meridian Ave is the main thoroughfare connecting Will Rogers Airport to Downtown OKC. Surrounded by hotels and entertainment, this parcel of land could be developed into a variety of uses.

PROPERTY HIGHLIGHTS

- Close Proximity to Airport
- I-1 Zoning
- Easy Access
- High Traffic Counts
- Busy Travel Corridor

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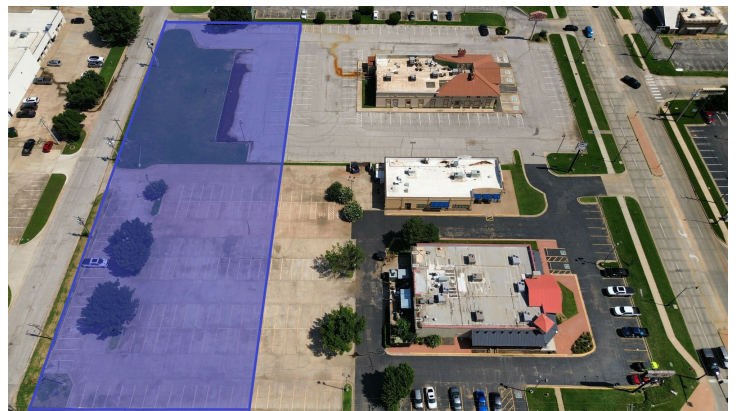
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ADDITIONAL PHOTOS



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2035 S MERIDIAN AVE - 1.49 AC ZONED I-1
2035 S MERIDIAN AVE | OKLAHOMA CITY, OK 73108

LOCATION MAP

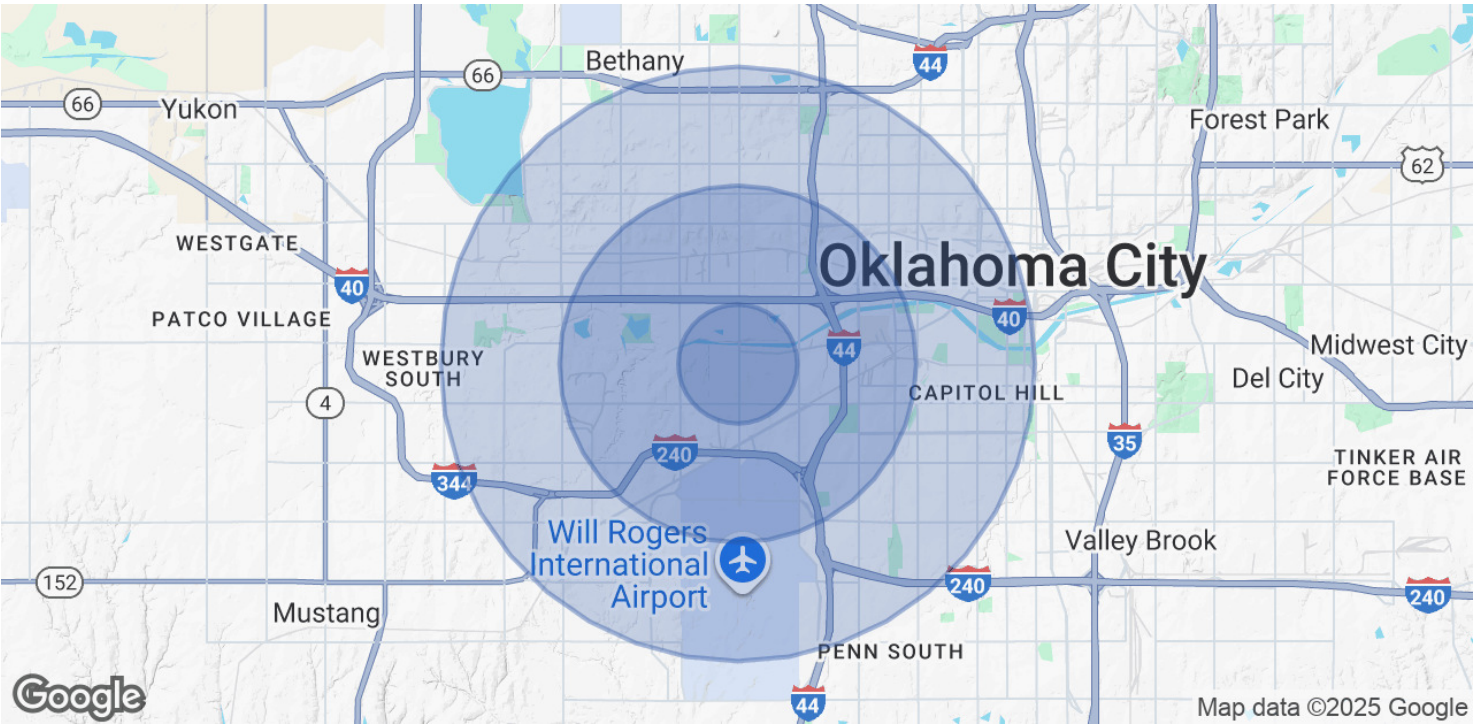


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,760	40,498	192,385
Average Age	36	34	36
Average Age (Male)	36	34	35
Average Age (Female)	37	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,139	14,670	71,414
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$77,449	\$52,507	\$65,391
Average House Value	\$99,860	\$118,087	\$177,666

Demographics data derived from AlphaMap