

# PRIME COMMERCIAL LAND FOR SALE



## EXCEPTIONAL OPPORTUNITY IN A GROWING AREA

Discover an exceptional opportunity with this 3.05-acre parcel located at 4136 SW 134th Street, Oklahoma City, OK 73173, situated in the rapidly growing Southwest Oklahoma City corridor. Perfectly positioned just minutes from I-44, I-35, and the HE Bailey Turnpike, this prime location provides convenient access to downtown Oklahoma City, Moore, and Will Rogers World Airport.

- **Size:** 3.05 acres (mol)
- **Zoned:** I-2 (Light Industrial)
- **Utilities:** Electricity and water are available nearby
- **Access:** Paved frontage on SW 134th with private drive potential
- **Topography:** Mostly level, partially cleared

**I-2 zoning is designated for light industrial uses that include manufacturing, warehousing, distribution, and other industrial operations. This zoning is ideal for businesses that require space for operations but do not involve heavy manufacturing or intensive industrial processes. It offers flexibility for development and expansion opportunities.**

This property is perfect for a variety of industrial or commercial ventures and is a rare offering in a thriving area—secure your future today!

This land offers strategic location, excellent accessibility, and investment potential for future development.



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