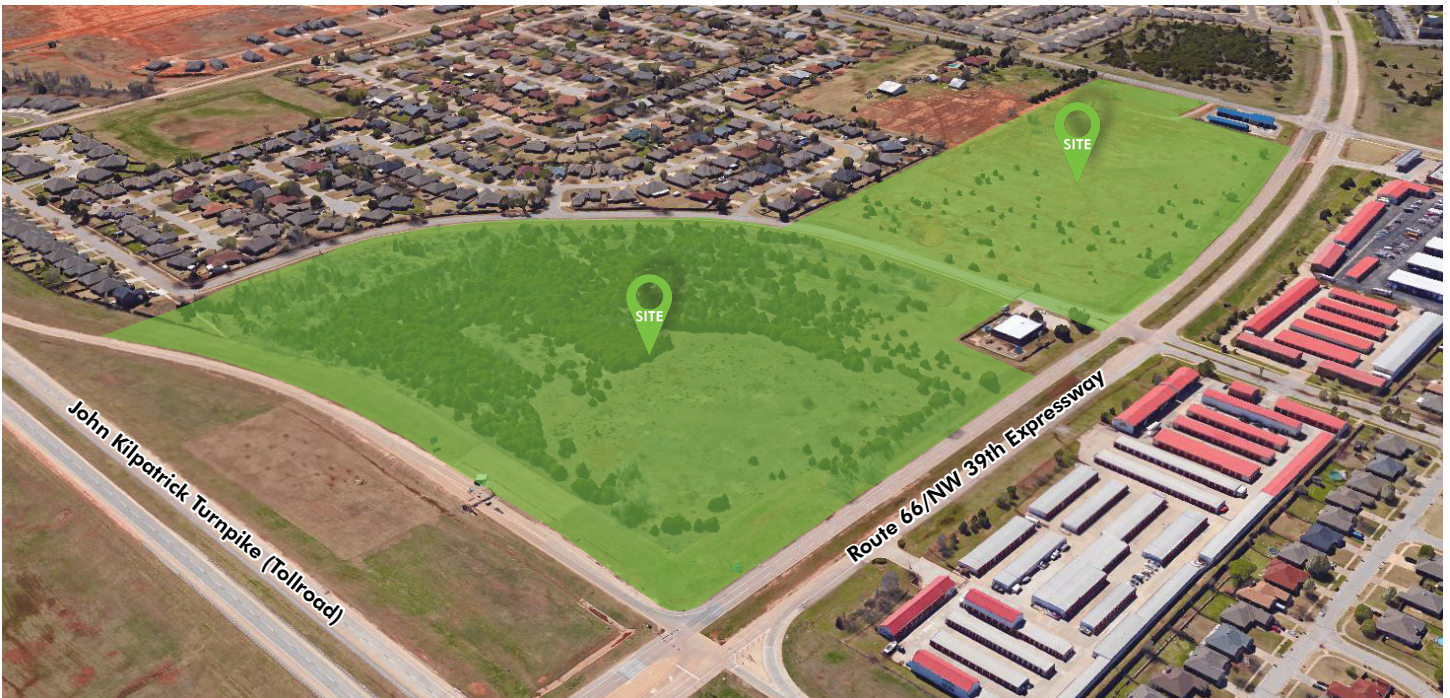


FOR SALE

±43.55 ACRES - HARD CORNER HIGHWAY FRONTAGE - RETAIL/MIXED USE

SW CORNER OF HIGHWAY 66 & KILPATRICK TURNPIKE, OKLAHOMA CITY, OK 73099

RETAIL



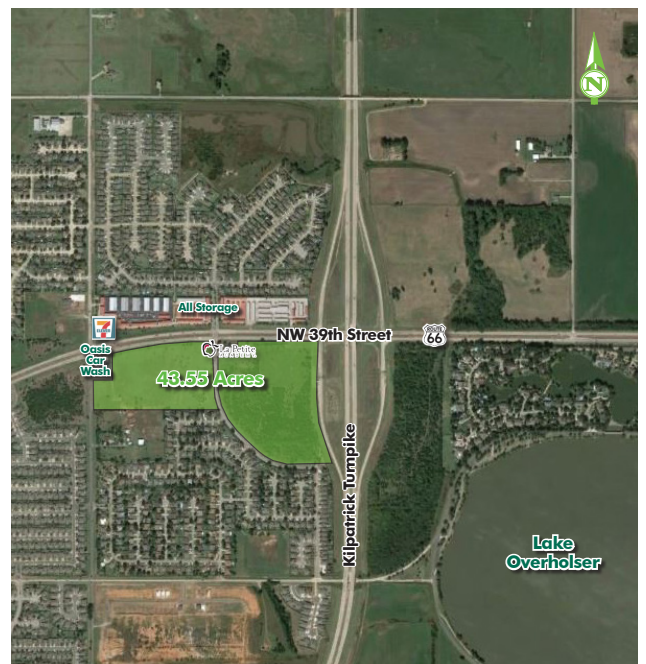
±43.55 ACRES TURNPIKE FRONTAGE

HARD CORNER - HIGHWAY FRONTAGE - RETAIL/MIXED USE LAND

Located on the Southwest corner of 39th Street (Highway 66) and the Kilpatrick Turnpike in Oklahoma City, Oklahoma. This site is situated along the main corridor of Highway 66 which connects El Reno, Yukon, Mustang and other western Oklahoma Towns to Oklahoma City Metro retail destinations. The Kilpatrick Turnpike, which runs along the eastern side of the property carries traffic to the Quail Springs Mall Corridor and other parts of Oklahoma City.

- + **Land Size:** ±43.55 acres*
- + **Price:** \$2.50 per square foot
- + **Highlights:**
 - Utilities available at site
 - 1,842' of frontage on Highway 66
 - Zoned PUD, C-2, C-3, O-2, and R-4

*per owner



FOR SALE

**±43.55 ACRES - HARD CORNER
HIGHWAY FRONTAGE - RETAIL/MIXED USE**

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2019 Demographics

	3 Miles	5 Miles	7 Miles
Population	34,691	122,922	220,549
Households	13,365	48,473	88,334
Average Household Income	\$79,689	\$70,263	\$70,916
Daytime Employment	6,290	47,025	91,477

Traffic Counts

John Kilpatrick Turnpike	29,420 ADT
Route 66	17,100 ADT

Source: Oklahoma Department of Transportation

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