



CBD

**SITE**

WILSHIRE BLVD

3,900 CPD

3,900 CPD

Storij

BRYANT AVE



RETAIL

0.68 ACRE LAND PARCEL | FOR SALE

8101 N I-35 SERVICE RD., OKLAHOMA CITY, OK

THE  
RETAIL  
GROUP



## PROPERTY DETAILS

Land Size	0.68 Acres
Sale Price	\$300,000

## PROPERTY HIGHLIGHTS

The I-35 corridor is the fastest-growing megaregion in the country for population and job growth

In Adventure District, home to the OKC Zoo, Zoo Amphitheater, Remington Park: Racing & Casino, USA Softball Hall of Fame Complex, and other attractions

Boomtown OKC, coming in late 2024, is the most significant commercial development in the Adventure District in 30 years, with 200-room hotel and destination retail

Nearby retailers include Cinemark Tinseltown, McDonald's and Sonic

High traffic counts on I-35 as a central corridor between OKC and Edmond

## SNAPSHOT



**Estimated Vehicles/Day**  
**I-35**  
81,900 VPD



**Avg. HH Income**  
**3 mi Radius**  
\$116,245



**Population**  
**5 mi Radius**  
73,966

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GROUP**

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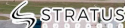
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EDMOND



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