



PROPERTY OVERVIEW

LOT SIZE 1.6 ACRES +/-

ZONING Hospitality

- (1) Lot 350' x 200'
- Available with 4.45 Acres Adjacent to the West
- Adjacent to Rose State College
- Possible Use as a Multi-Family or Student Housing Site
- Just Off I-40
- Next to the Midwest City Convention Center

DEMOGRAPHICS



POPULATION

1 MILE: 8,657
3 MILES: 70,229
5 MILES: 133,634



AVERAGE HOUSEHOLD INCOME

1 MILE: \$47,464
3 MILES: \$59,717
5 MILES: \$61,331



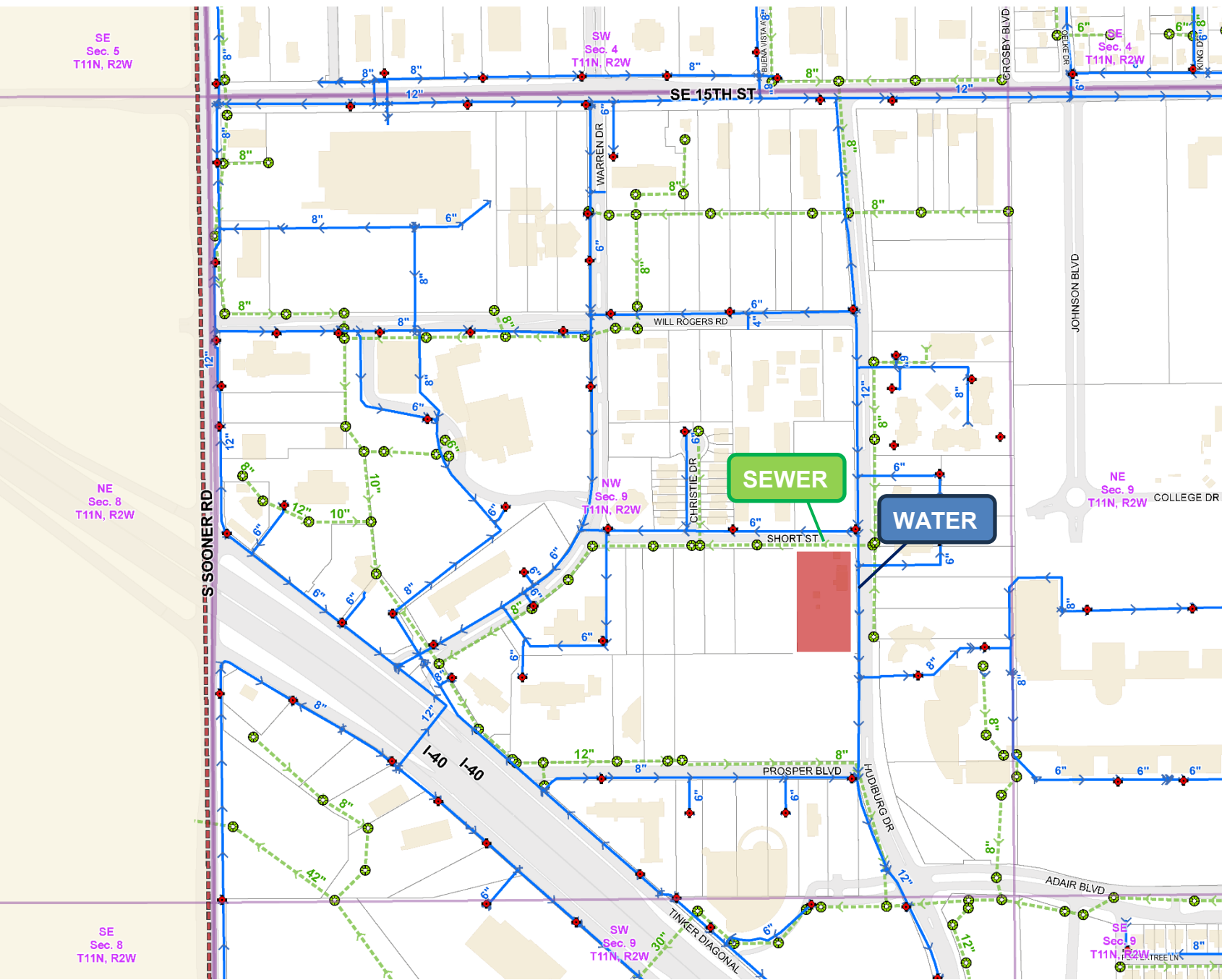
TOTAL HOUSEHOLDS

1 MILE: 3,693
3 MILES: 28,007
5 MILES: 52,909



LESS THAN 1 MILE FROM I-40
4.5 MILES FROM I-35
6 MILES FROM I-235
7 MILES FROM I-240

1805 HUDIBURG DRIVE WATER & SEWER MAP



The City of Midwest City

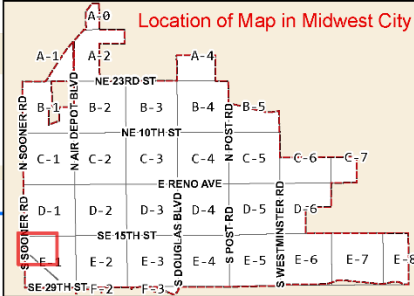
Water/Sewer Infrastructure

Legend

- Public Fire Hydrants
- Sewer Manholes
- Distribution Water Lines
- Well Water Lines
- OKC Cross Country Water Lines
- Sooner Utilities Water Lines
- Thunderbird Water Lines
- Sewer Lines
- Buildings
- Parcels
- MWC City Limits
- Quarter Section

0 100 200 400 600

Feet



For Exact Location Call OKIE 1-800-522-6543

DISCLAIMER: THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE ONLY. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP.

1805 HUDIBURG DRIVE EXECUTIVE SUMMARY

We have for sale approximately 1.6 acres zoned for Hospitality use in Midwest City, Oklahoma. Midwest City is a city in Oklahoma County, Oklahoma, United States, and a part of the Oklahoma City MSA. As of the 2020 census, the population of Midwest City was 58,409, making it the eighth largest city in the state. Oklahoma City is the 20th largest City by population in the United States.

This land is fully developed with all utilities and is shovel-ready for construction. The 1.6-acre site is located within a hospitality complex, being accessible from the Interstate 40 frontage road, and conveniently located within walking distance to Rose State College, a 120-acre Oklahoma State community college with enrollment of over 8,000 students, including their conference center and Aerospace Technology Center. The site is also within walking distance to the Midwest City Reed Conference Center, including 21,000 square feet of conference space which will accommodate over 1,000 people. There is also a large retail complex within a couple of blocks of the site, including a Home Depot, Warren Theatre, and Walmart.

Tinker Air Force Base is located within a mile of this site. Tinker AFB is the largest employer in the State of Oklahoma and is the largest Maintenance, Repair and Overhaul (MRO) facility in the world.

The 1.6-acre site can be used for a hotels, restaurants or possibly housing. The land is priced at \$1,025,000.00, which is \$14.70 per square foot, a great value with all the infrastructure and utilities in place, as well as an A+ location for Hospitality use.

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET

CLARK EVERETT
405.985.8424
CLARK@NAIRED.COM