



# Midwest City Land For Sale

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COMMERCIAL  
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# PROPERTY



# INFORMATION





## PROPERTY DESCRIPTION

This outstanding commercial property is perfectly situated for maximum visibility and accessibility just off I-40, one of Oklahoma City's major highways. Located on the bustling South Sooner Rd, this site provides an ideal setting for a range of commercial ventures, including retail, office, or mixed-use development. Benefit from high traffic counts, excellent exposure, and convenient access for customers and clients traveling from all directions.

## KEY HIGHLIGHTS

**Strategic Location:** Located just off I-40, with easy access to Oklahoma City's thriving downtown, Tinker Air Force Base, and the surrounding metro area. The high-traffic area provides significant potential for a business seeking prime visibility and connectivity.

**Lot Size and Flexibility:** The site offers ample space, ideal for a variety of commercial developments. Perfect for retail, office, or service-based businesses looking to establish a strong presence in a high-demand area.

**Surrounding Amenities:** Surrounded by a growing number of retailers, restaurants, and service providers, the area sees a steady flow of local and out-of-town visitors. The location is adjacent to various established businesses, providing an opportunity to tap into an existing customer base and enhance foot traffic.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,215,324
<b>Lot Size:</b>	0.93 Acres

**Excellent Visibility:** The property's prominent position on S. Sooner Rd ensures high visibility to passing traffic, with convenient ingress and egress.

**Ideal for New Development:** With its strategic location and high potential for customer engagement, this site is ready for your vision. Whether you're looking to expand your business or begin a new project, 1716 S. Sooner Rd offers an exceptional foundation for success.

**Zoning:** The land is zoned Commercial, providing flexibility for prospective builders to design projects that meet market demands.

**Utilities:** Essential utilities such as water, electricity, and sewer are readily available, facilitating the construction process.

# Property Description



## LOCATION DESCRIPTION

Seize this unique opportunity to develop in one of Norman's rapidly growing areas. The combination of excellent highway frontage, proximity to major retailers, and access to a major university make 3743 Classen Blvd an ideal location for both retail and industrial developers looking to maximize exposure and accessibility.

## OVERVIEW HIGHLIGHTS

- +/- 0.93 Acres
- Zoned Commercial
- Traffic Counts: +/- 50,000-60,000 AADT (2018 ODOT)
- FEMA Flood Zone: Zone X (Minimal Flood Hazard)



# Additional Photos





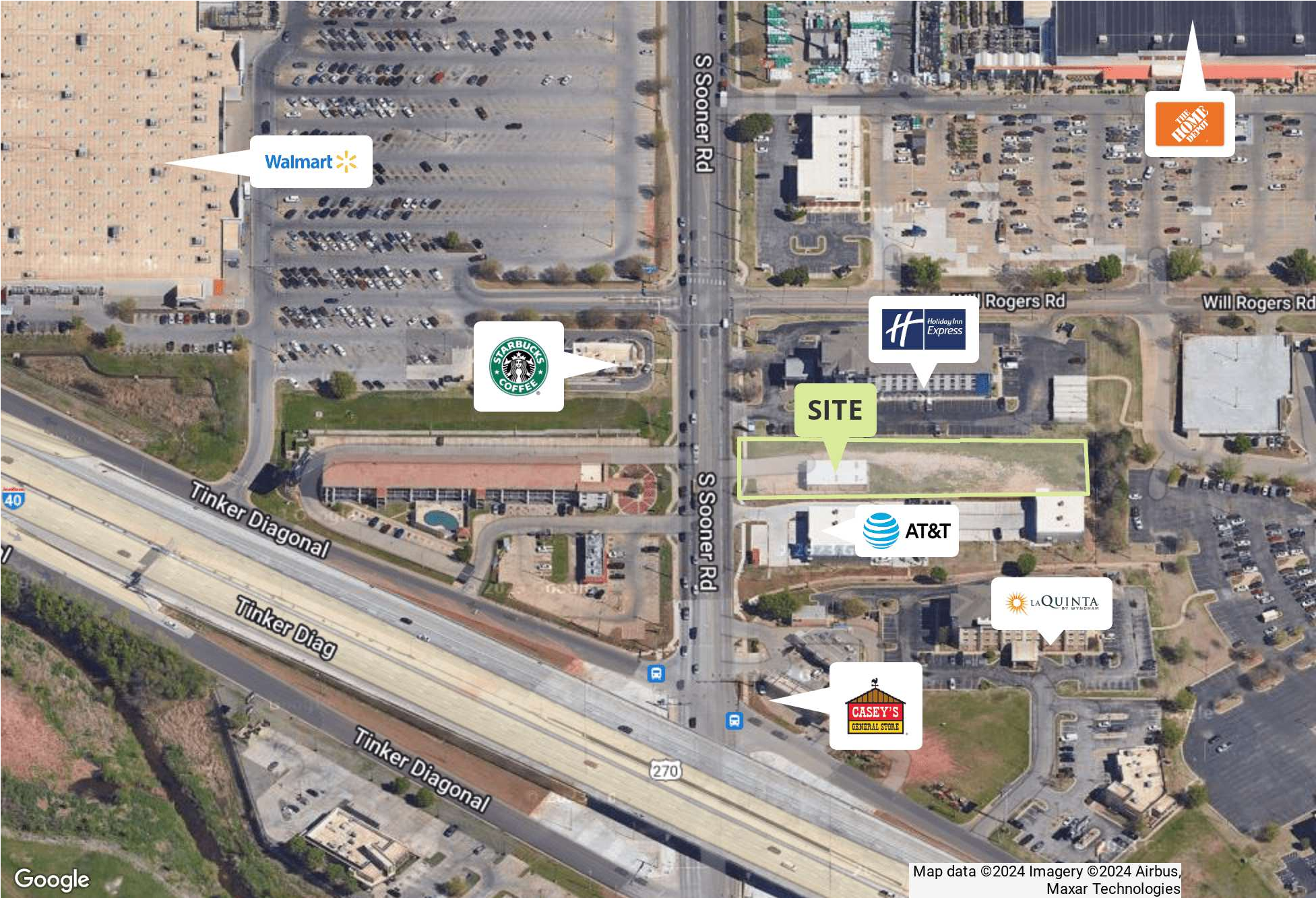
# LOCATION



# INFORMATION



# Location Map





# Aerial Map



Map data ©2024 Google

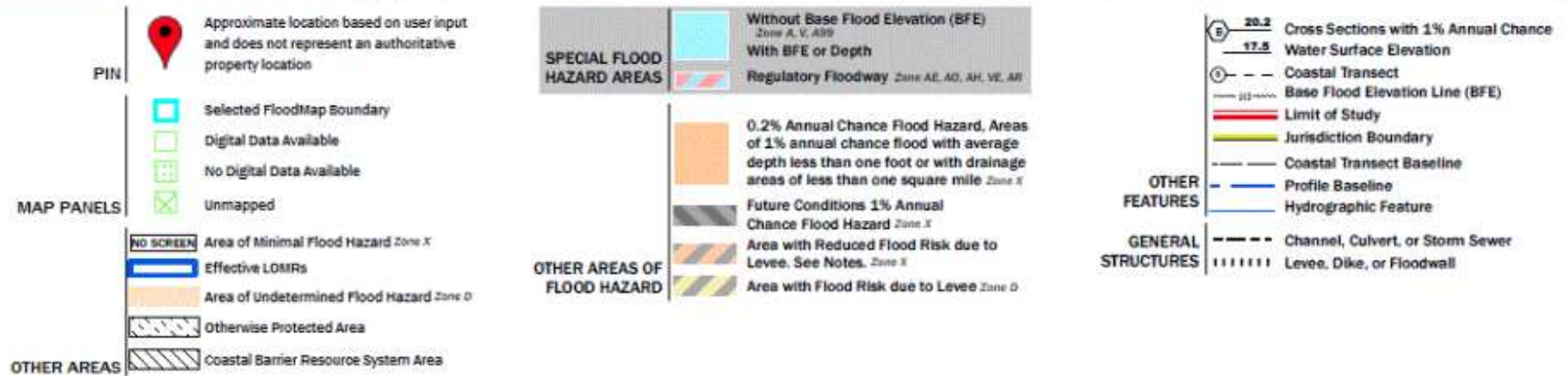


# FEMA Flood Map

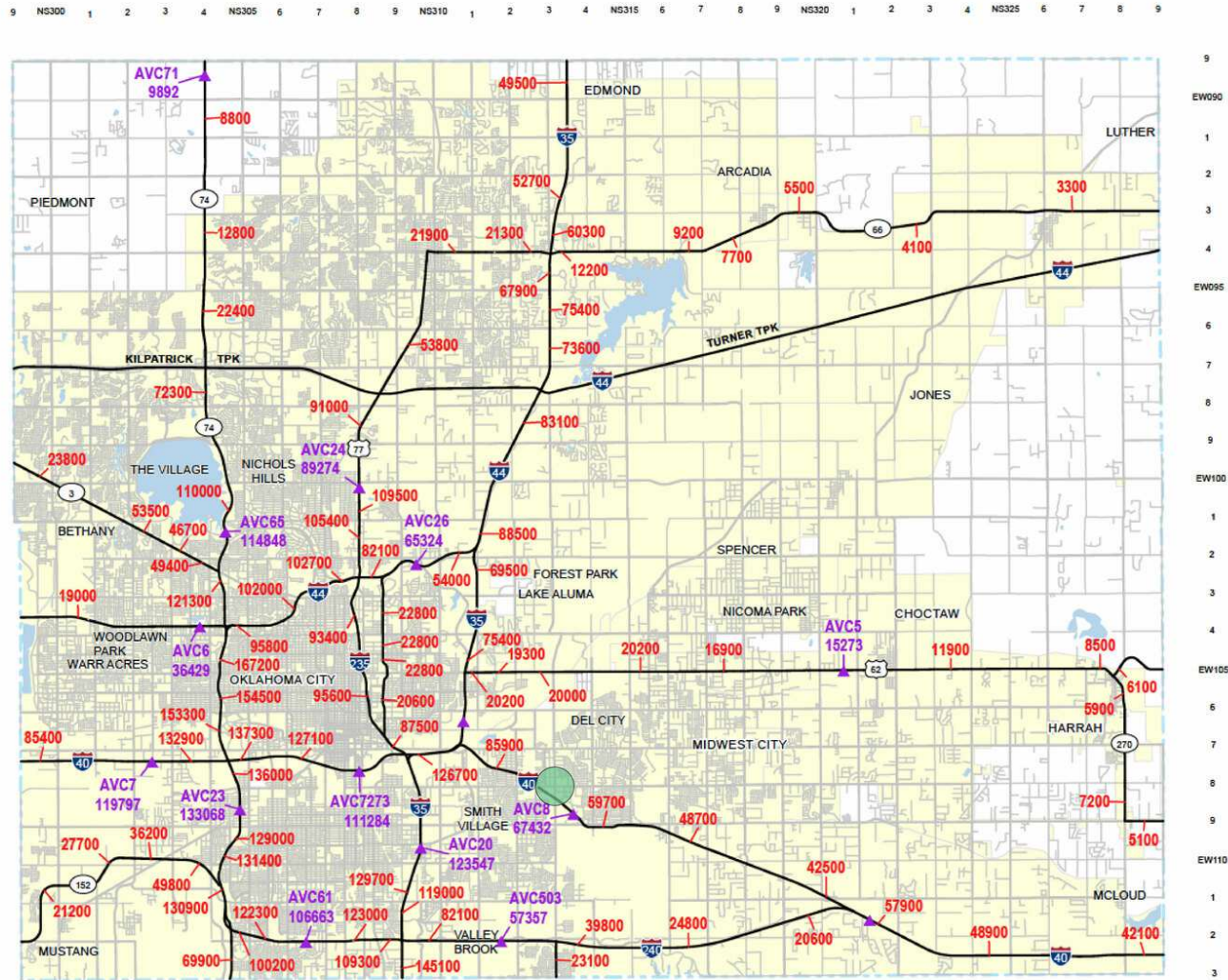


USGS, USDA, The National Map: Orthoimagery: September 12, 2024.

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OKLAHOMA DEPARTMENT OF TRANSPORTATION  
 STRATEGIC ASSET & PERFORMANCE MANAGEMENT DIVISION  
 TRAFFIC MANAGEMENT BRANCH  
 200 N.E. 21ST STREET  
 OKLAHOMA CITY, OKLAHOMA 73105



## 2018 Annual Average Daily Traffic Oklahoma Highway System Oklahoma County (55)

### Count Site Type

- ▲ Continuous
- Short Term
- State Highway System

CONTINUOUS (AVC) - AUTOMATIC VEHICLE CLASSIFICATION SITE:  
 RECORDS TRAFFIC VOLUME AND CLASSIFICATION EACH DAY

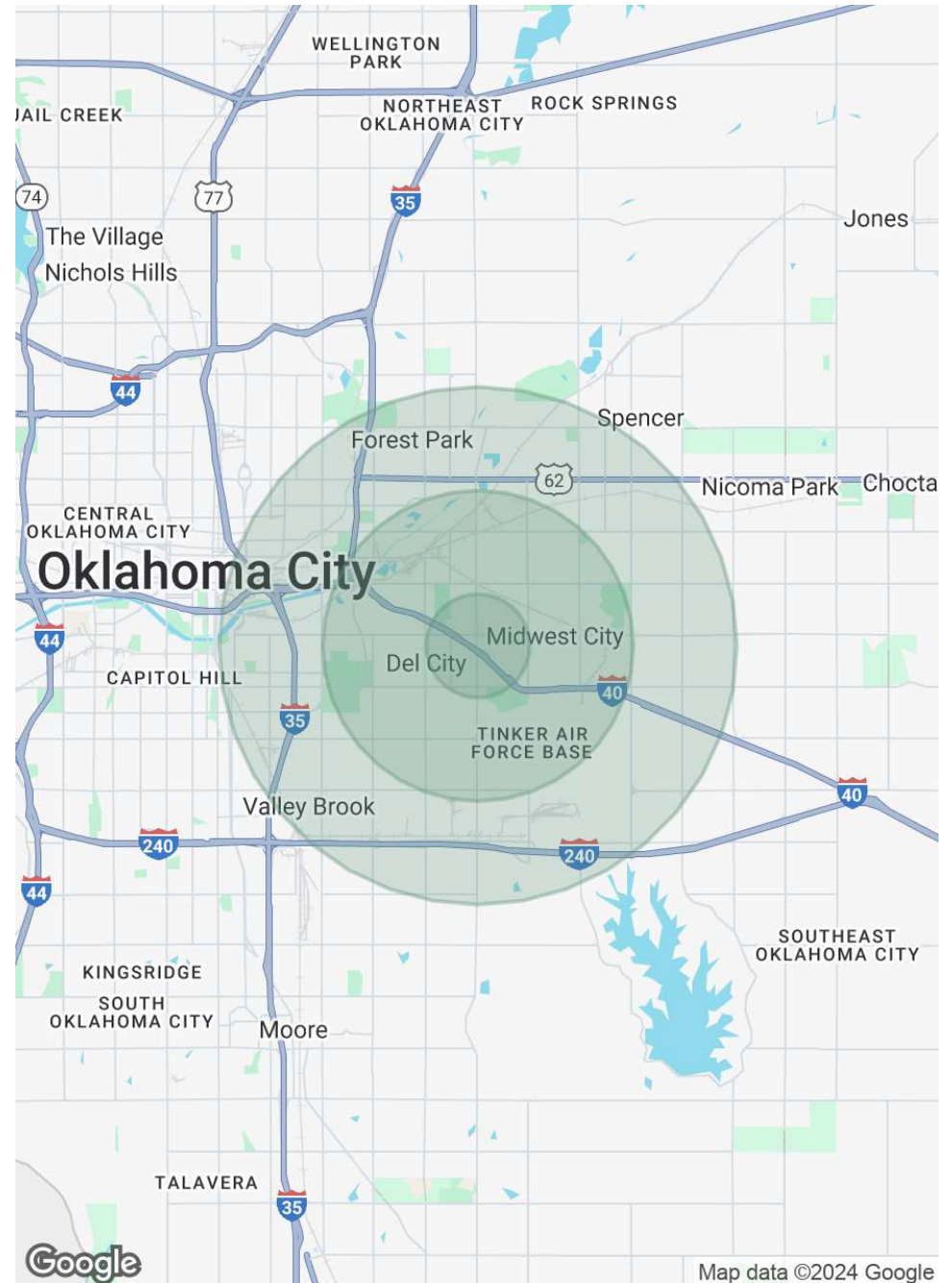
SHORT TERM - ANNUALIZED AVERAGE OF 24 HOUR COUNT(S)

# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,517	64,449	130,117
Average Age	39	38	38
Average Age (Male)	38	36	37
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,595	26,167	52,802
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$53,109	\$62,917	\$66,541
Average House Value	\$130,140	\$152,614	\$177,377

Demographics data derived from AlphaMap



Map data ©2024 Google



# Meet the Team



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