

Property Information:

- 2 Acres of Land (MOL)
- 291' Fronting NW 39th Expressway/US Route 66
- 37,000+ Cars Per Day NW 39th Expressway
- Zoned C-3
- Utilities On-Site
- Existing Entry Drive with Thru Traffic to N. Tulsa Avenue
- \$21.00 PSF; Delivered As-Is

Premium Commercial Pad Site

High Traffic Counts

Unobstructed Sight
Lines

Excellent Demographics

Superior Access

Primary Retail and
Commercial
Corridor



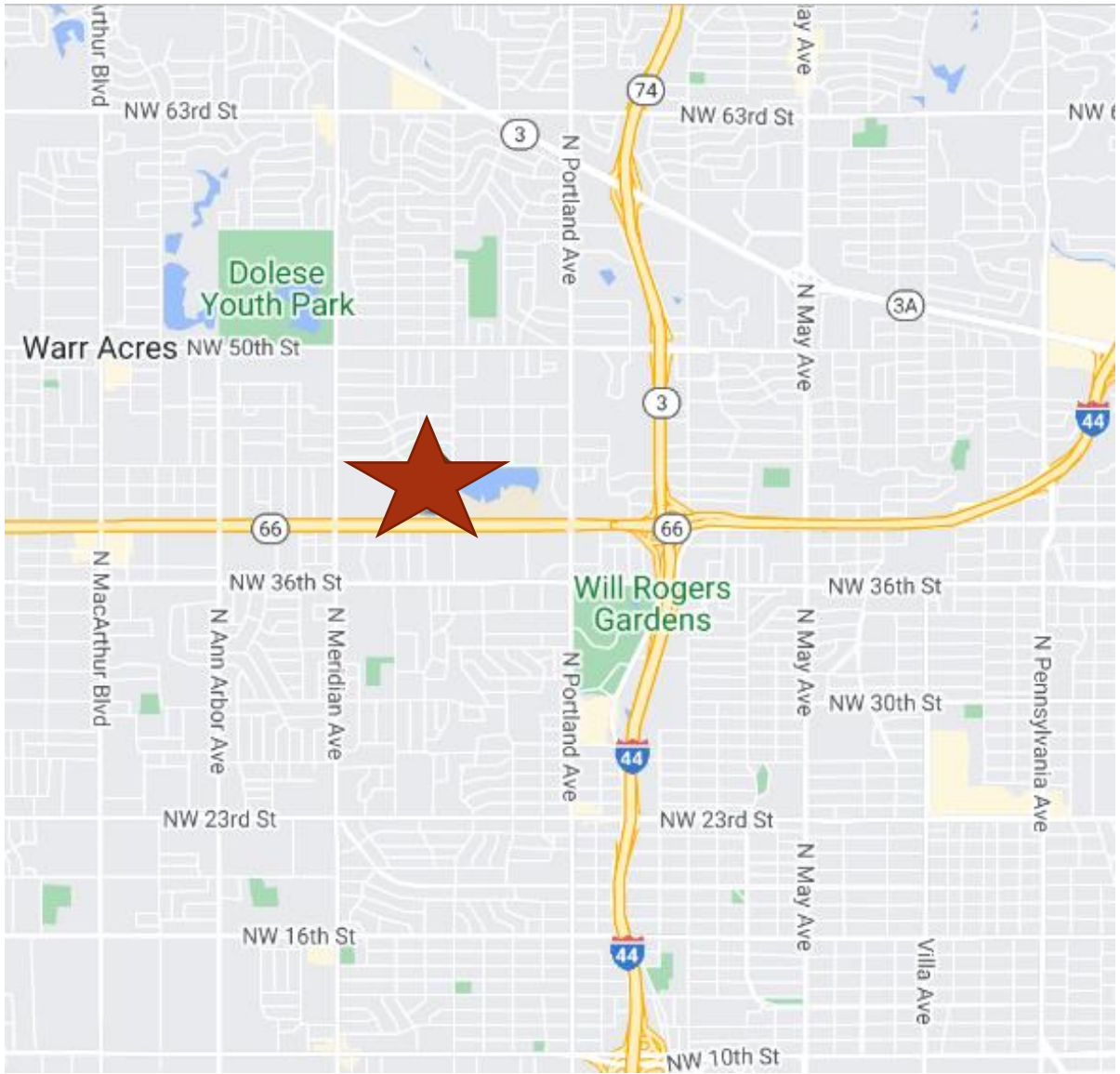
Randy **Vaillancourt**
Managing Broker
405-210-6772 (mobile)
randy@avenuecre.com

AVENUE
COMMERCIAL REAL ESTATE

5030 N. May Avenue #435
Oklahoma City, OK 73112
www.avenuecre.com

**4105 Perimeter Center Drive
Oklahoma City, OK 73112**

Fronting US Route 66/NW 39th Expressway One Block West of I-44



Randy Vaillancourt
Managing Broker
405-210-6772 (mobile)
randy@avenuecre.com

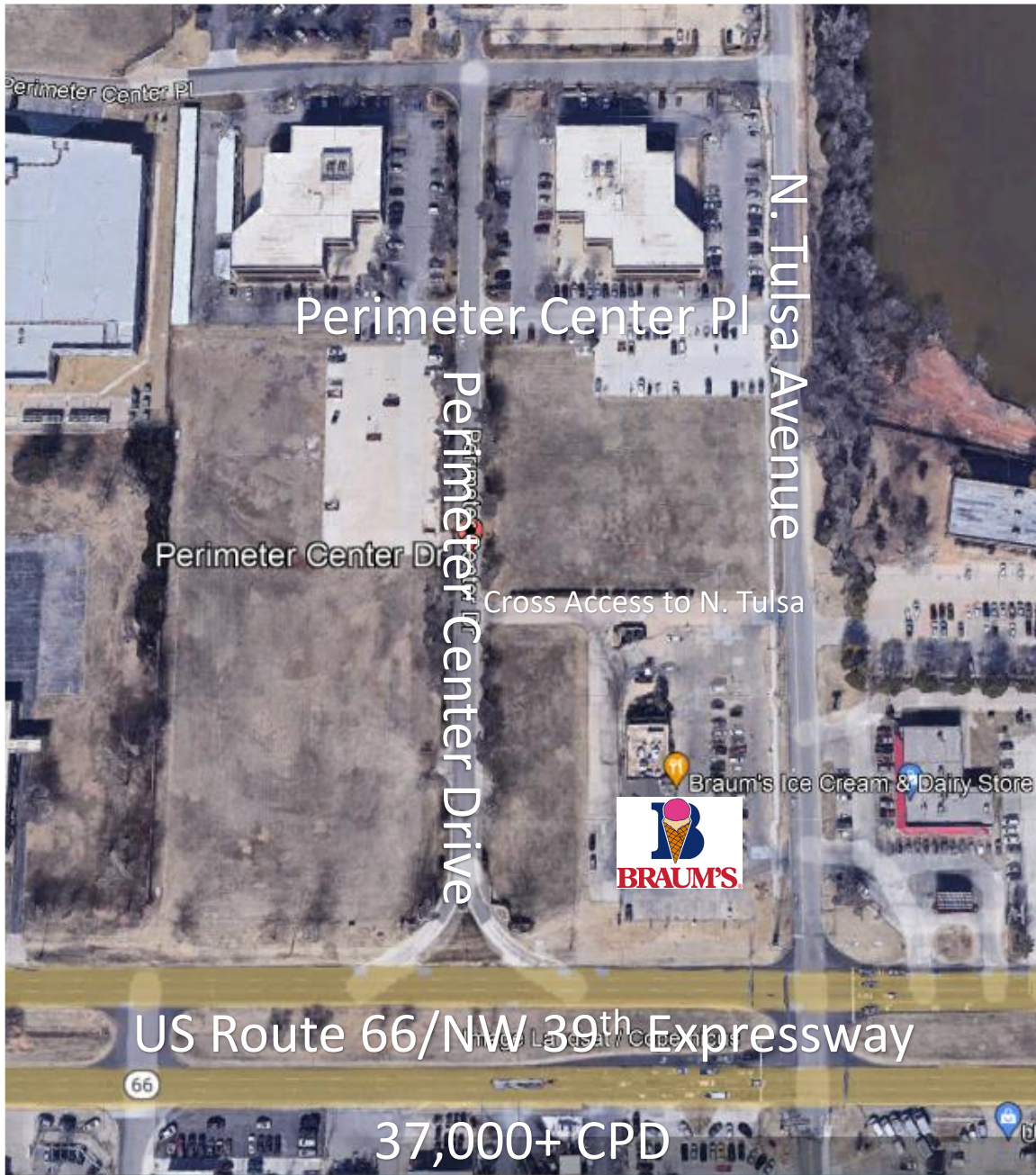


5030 N. May Avenue #435
Oklahoma City, OK 73112
www.avenuecre.com

4105 Perimeter Center Drive
Oklahoma City, OK 73112

Land for Sale

Cross Access with Adjacent Businesses



Randy **Vaillancourt**
Managing Broker
405-210-6772 (mobile)
randy@avenuecre.com

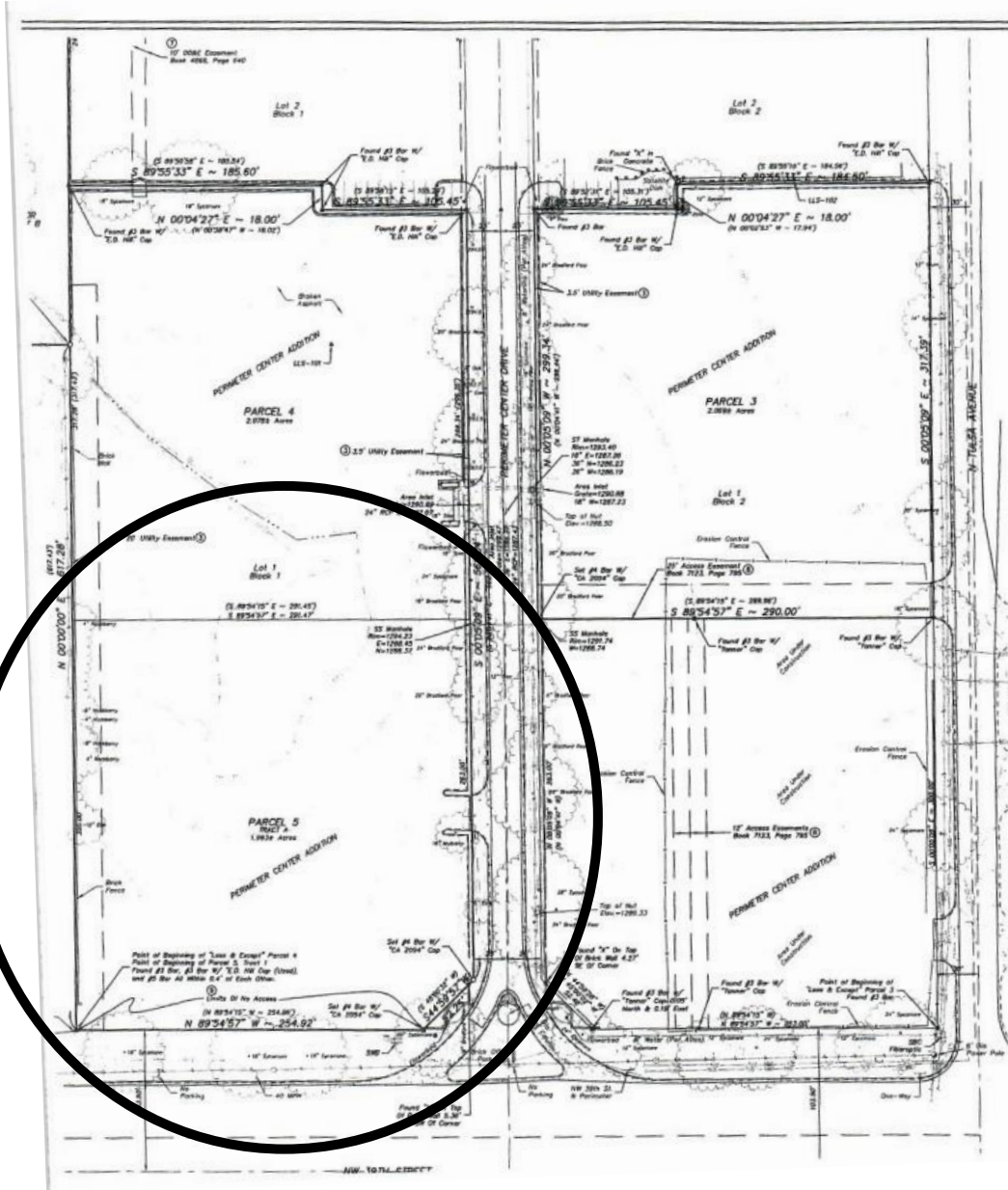
AVENUE
COMMERCIAL REAL ESTATE

5030 N. May Avenue #435
Oklahoma City, OK 73112
www.avenuecre.com

Although the information contained herein is believed to be correct, Avenue Commercial Real Estate and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained herein and is submitted to errors and omissions.

4105 Perimeter Center Drive Oklahoma City, OK 73112

Parcel Plan - 5 Tract A 1.993 Acres MOL



Randy Vaillancourt
Managing Broker
405-210-6772 (mobile)
randy@avenuecre.com



5030 N. May Avenue #435
Oklahoma City, OK 73112
www.avenuecre.com

Although the information contained herein is believed to be correct, Avenue Commercial Real Estate and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained herein and is submitted to errors and omissions.

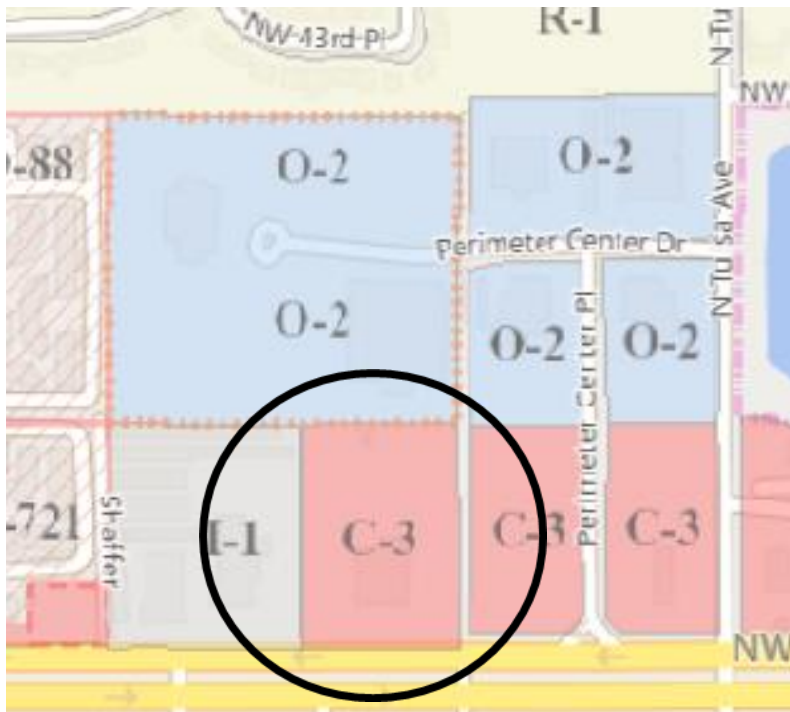
4105 Perimeter Center Drive
Oklahoma City, OK 73112

Public Zoning Information

Zoned C-3
GISID: 281032
City of Oklahoma City

For more information:

[Code of Ordinances](#) | [Oklahoma City, OK](#) | [Municode Library](#)



Randy **Vaillancourt**
Managing Broker
405-210-6772 (mobile)
randy@avenuecre.com

AVENUE
COMMERCIAL REAL ESTATE

5030 N. May Avenue #435
Oklahoma City, OK 73112
www.avenuecre.com

4105 Perimeter Center Drive
Oklahoma City, OK 73112

Land for Sale

Demographic Information:

	1 Mile	3 Miles
Population	11,700	109,302
Households	5,292	47,170
Average Age	37	36
Median HH Income	47,333	48,508
Daytime Employees	4,725	60,310

Traffic Information:

<i>TRAFFIC COUNTS</i>	<i>Traffic Volume</i>	<i>Count Year</i>	<i>Distance (m)</i>
Collection/Cross Streets			
NW 39th Expressway/Williams St	37,552	2022	0.13
NW 36th St/Amelia Ave W	14,089	2022	0.36
N Tulsa Avenue/NW 39th Exp	5,138	2022	0.19

Randy Vaillancourt
Managing Broker
405-210-6772 (mobile)
randy@avenuecre.com



5030 N. May Avenue #435
Oklahoma City, OK 73112
www.avenuecre.com