

PLAINS

Commercial Real Estate

PAD SITES FOR SALE ON 7.45 ACRE PROPERTY

8601 Broadway Ext, Oklahoma City, OK 73114



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The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

LOCATION:

NWQ of US-77 & NW 85th St
in Oklahoma City, Oklahoma 73114

PROPERTY HIGHLIGHTS:

- » 3,000 - 7,200 SF Pad Sites on 7.45 Acres
- » Shovel Ready Pad Sites, tailored for medical space creation
- » 192 Parking Spaces, provided along with utilities and entitlements
- » The property is zoned for versatile development potential and is located in a strategic location in the bustling Oklahoma City area that is suited for maximum market exposure.
- » Positioned for long term value appreciation with a proximity to key amenities and transportation hubs.

SALE PRICE:

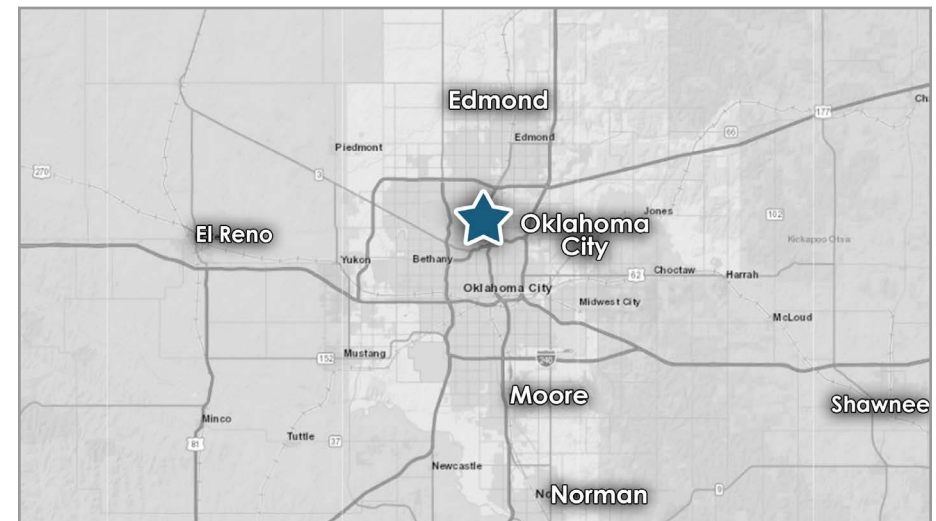
\$409,500 - \$871,200

TRAFFIC COUNTS:

US-77 (Broadway Extension): 115,500 ('22)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	5,745	49,153	155,316
Daytime Population	11,852	78,367	241,707
Avg. HH Income	\$49,653	\$107,587	\$104,181



AREA RETAILERS:





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