



NE 23rd St.

Oklahoma City Land For Sale

MCP MCGRAW
COMMERCIAL
PROPERTIES

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PROPERTY



INFORMATION



PROPERTY DESCRIPTION

This expansive +/- 2.30-acre property boasts prime frontage on Highway 62, offering excellent visibility and accessibility. Ideally located northeast of Midwest City, this site is en route to Nicoma Park, placing it in a growing area with significant traffic flow and high demand for retail and industrial facilities.

KEY HIGHLIGHTS:

Location: High-traffic area with frontage on Highway 62, ensuring visibility and easy access.

Nearby Retailers: Within close proximity to popular retailers and restaurants, including Walmart Supercenter, Taco Bell, Sonic, Braum's, and McDonald's, which drives consistent consumer traffic.

Development Potential: Suitable for retail, industrial development, mini-storage, etc., catering to the demand from local residents and passing traffic alike.

This is an opportunity to secure a prime piece of commercial real estate in a growing part of Oklahoma City. With a large footprint, this site is perfect for developers looking to capitalize on the vibrant retail and industrial market.

OFFERING SUMMARY	
Sale Price:	\$1,100,000
Lot Size:	+/- 2.30 Acres

Zoning: The land is zoned Commercial/Residential, 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 Bullet Points:

- Zoned C-3 & R-6
- Traffic Counts: +/- 20,000-21,000 AADT (2018 ODOT)
- FEMA Flood Zone: Zone X (Minimal Flood Hazard)



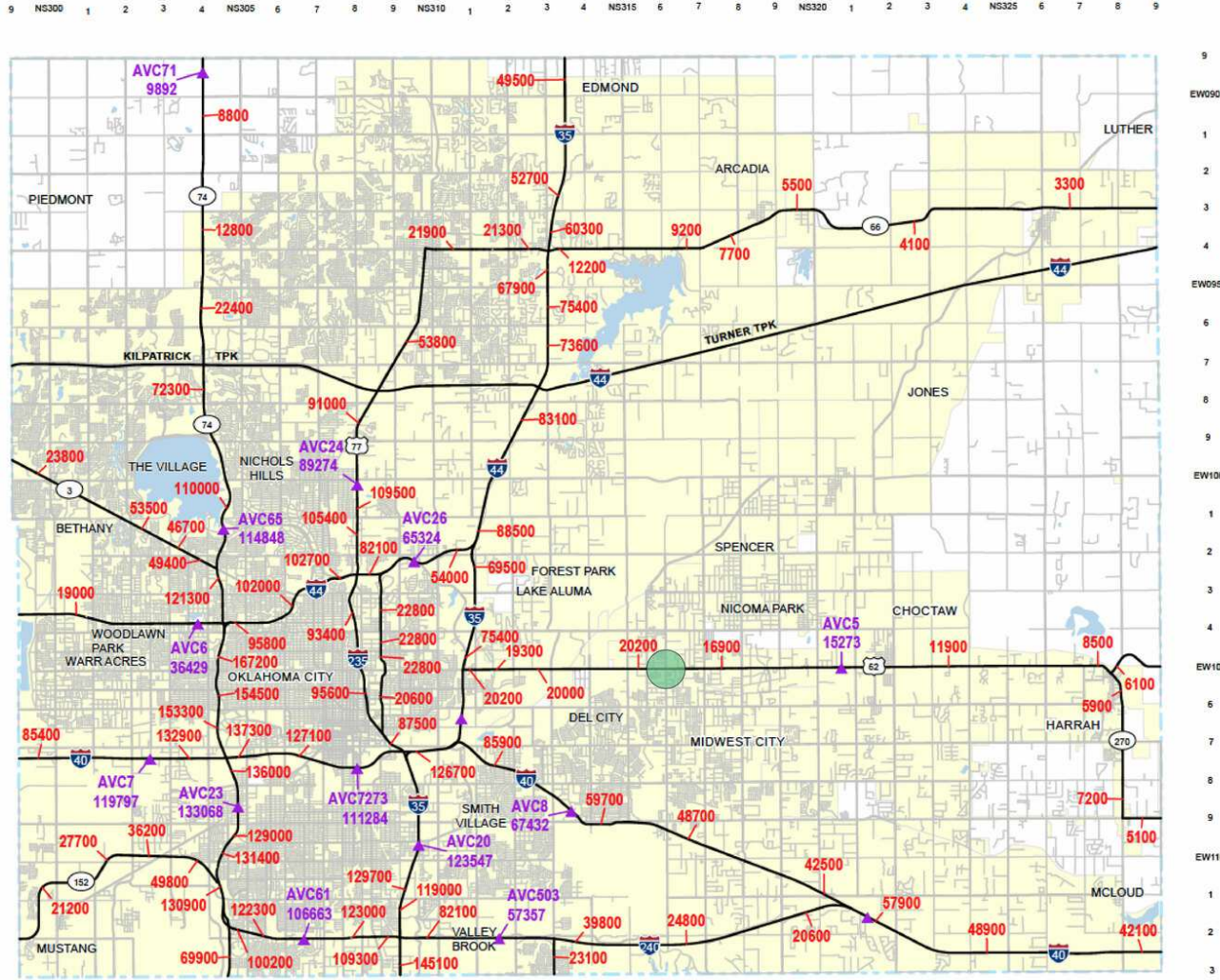
LOCATION



INFORMATION

Location Map





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



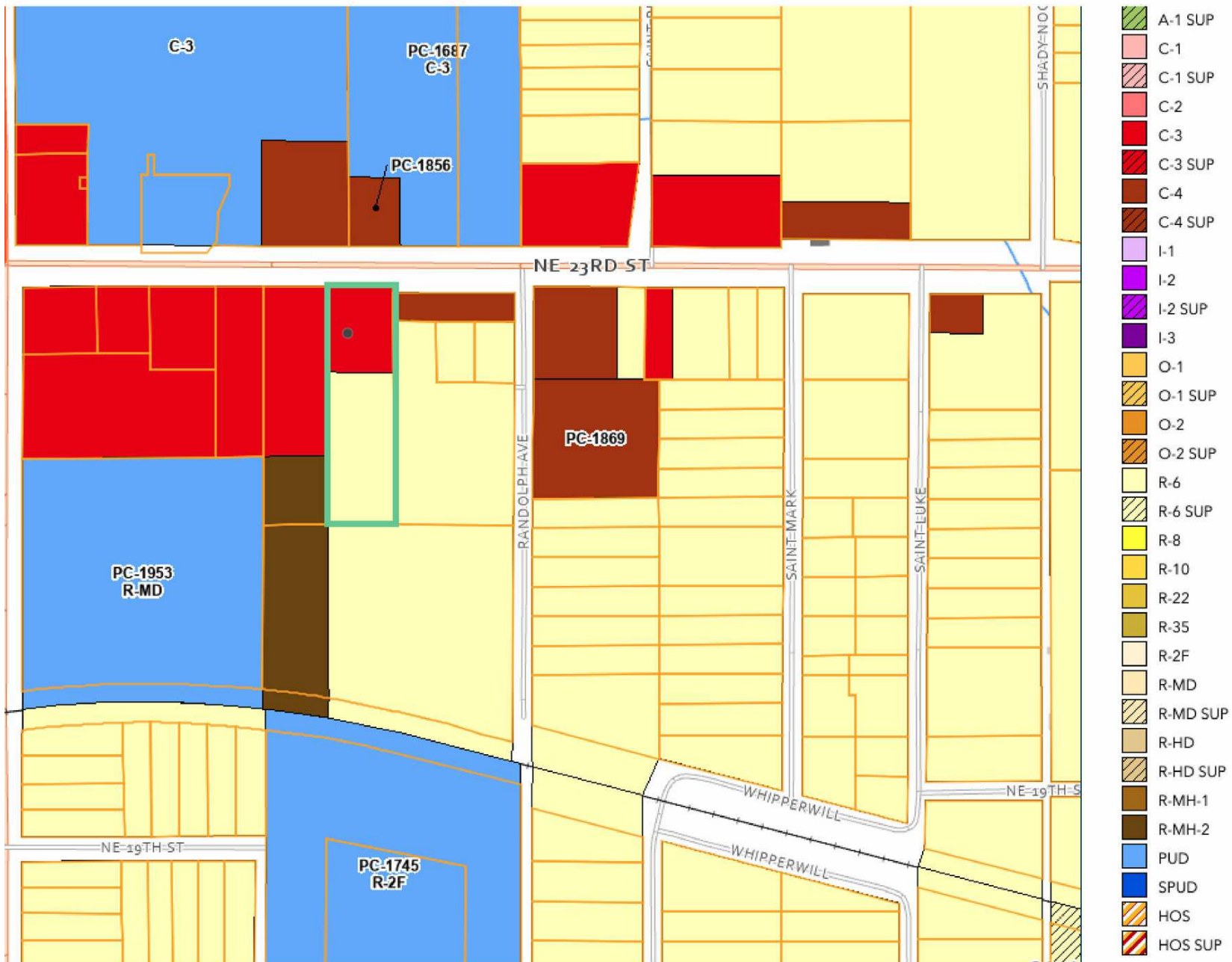
2018
 Annual Average Daily Traffic
 Oklahoma Highway System
 Oklahoma County (55)

- 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)

Zoning Map





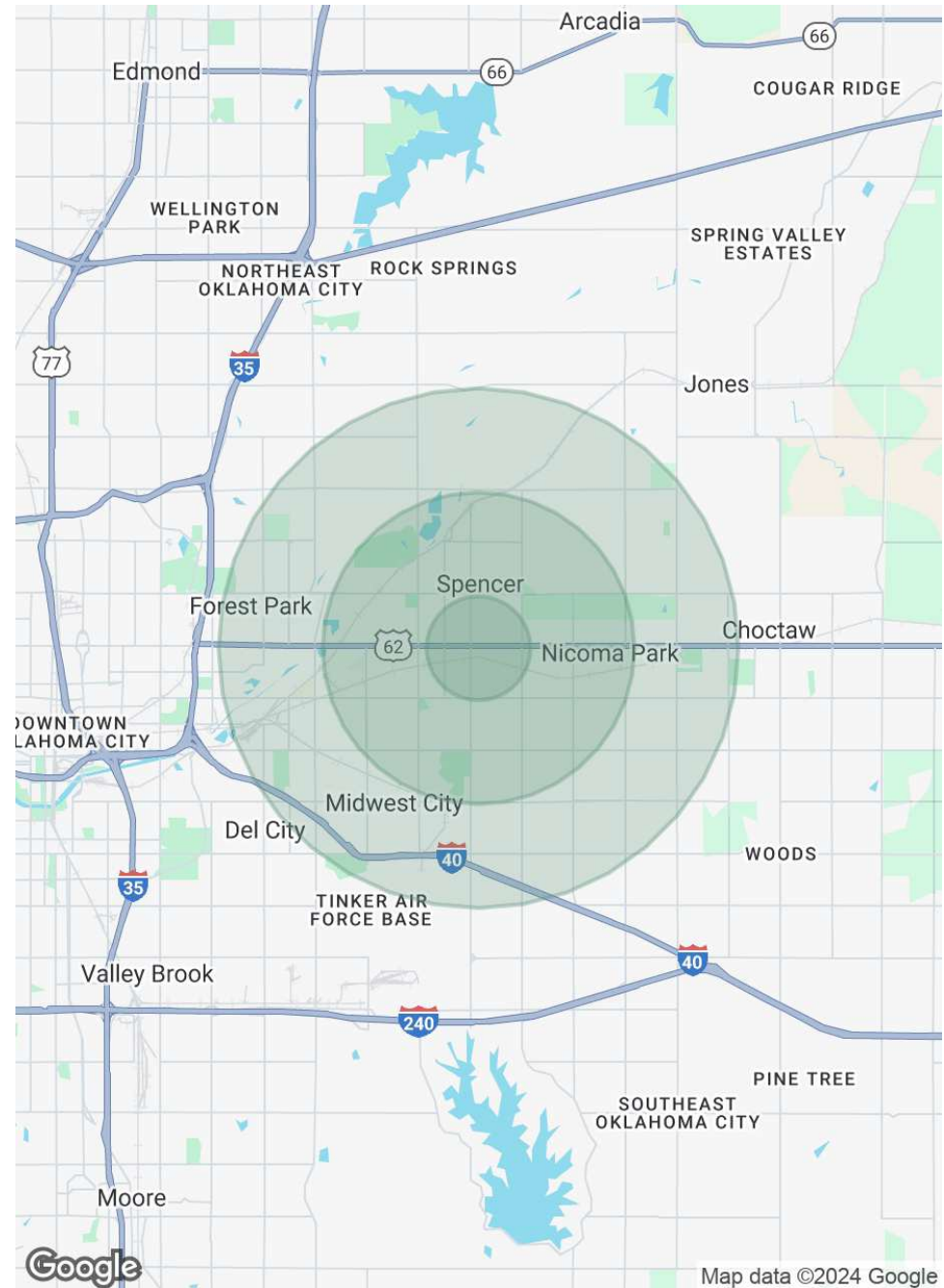
<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, AE With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,179	40,153	78,310
Average Age	39	40	40
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,142	16,750	32,364
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$53,831	\$68,821	\$73,835
Average House Value	\$143,609	\$189,711	\$208,161

Demographics data derived from AlphaMap



Meet the Team



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