

N.W. 6TH STREET & CLASSEN BOULEVARD OKLAHOMA CITY, OK 73102

RARE OPPORTUNITY IN THE CENTRAL BUSINESS DISTRICT

Midtown DTD-1 Land For Sale

0.96 Acres MOL (42,000 SF)

Sales Price: \$1,750,000 (\$41.67/SF)



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BROKER/OWNER



NW 6TH STREET FRONTAGE

EXECUTIVE SUMMARY

We are offering for sale a parcel of land, zoned DTD-1 with an overlay zoning of DP. This zoning allows for mixed use development, office, multi-family, retail within the same building, with off-site off-street parking subject to additional rules.

The property is twelve lots, each 25' x 140' in two parcels separated by an alley. There are 4 lots with N.W. 6th Street frontage and 8 lots with N.W. 5th Street frontage. All parcels have water and sewer to the site or in the alley.

The surrounding area includes many new home sites and multi-family sites, restaurants, motels, office buildings, and generally new development along N. Classen Boulevard just south of the SOSA (South of Saint Anthony) District.

This unique opportunity has the property priced at \$1,750,000 (\$41.67/SF), very reasonably priced for the area.

If you are considering a development project in the Central Business District, this site is 150' east of Classen Boulevard fronting on N.W. 5th and N.W. 6th.

PROPERTY HIGHLIGHTS

- 12 Lots (25' x 140')
- Midtown Retail/Restaurant Opportunity
- Mixed Use of Multi-Family or Single-Family Condos
- Zoned: DTD-1

LOCATION HIGHLIGHTS

- South of SOSA District
- Close Proximity to Downtown & Film Row
- Near Street Car Route
- Frontage on N.W. 5th & N.W. 6th Street

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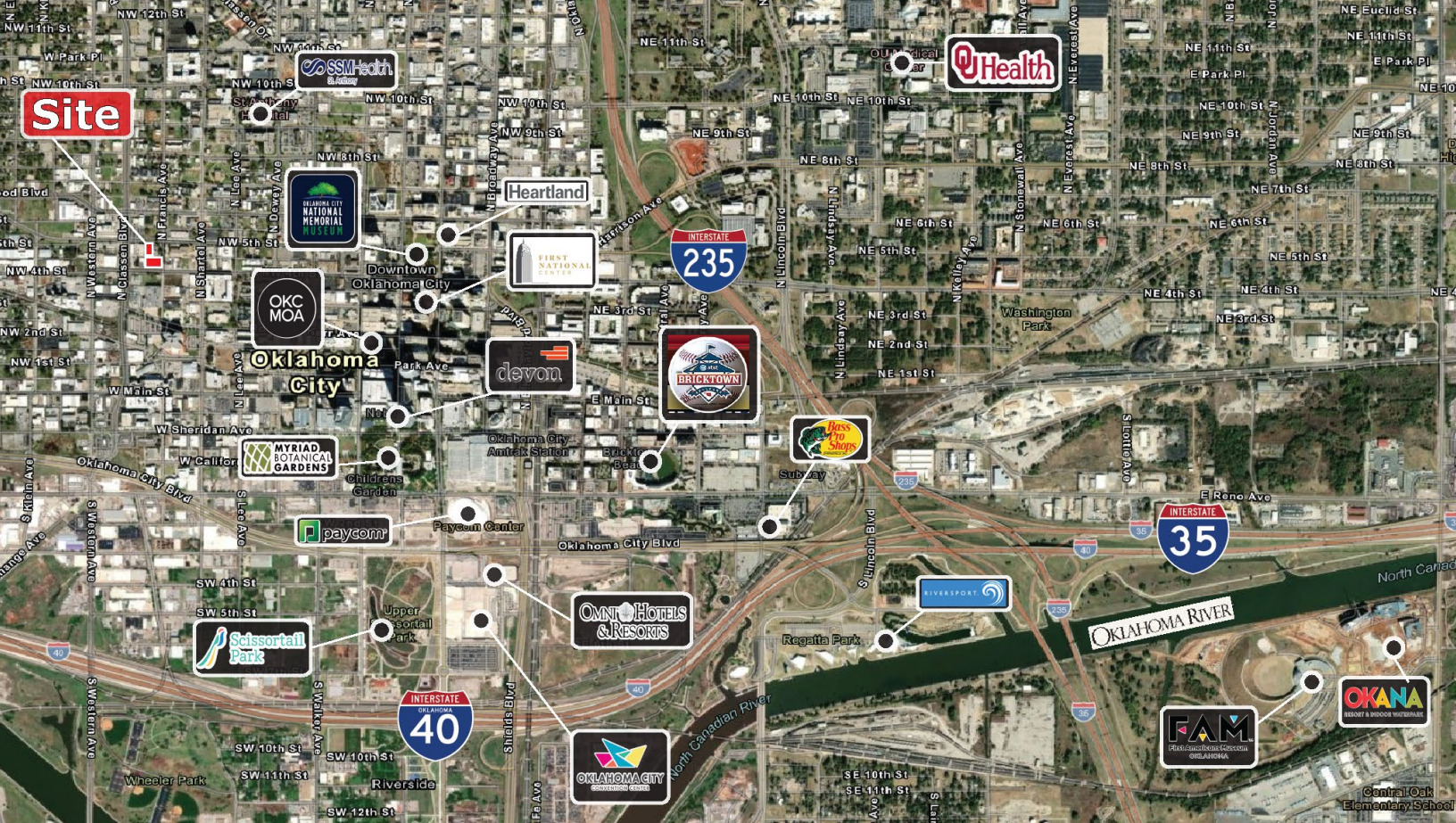
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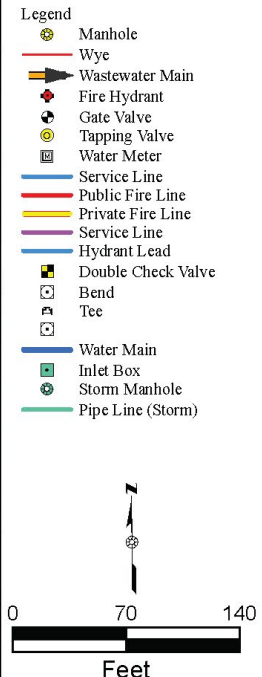
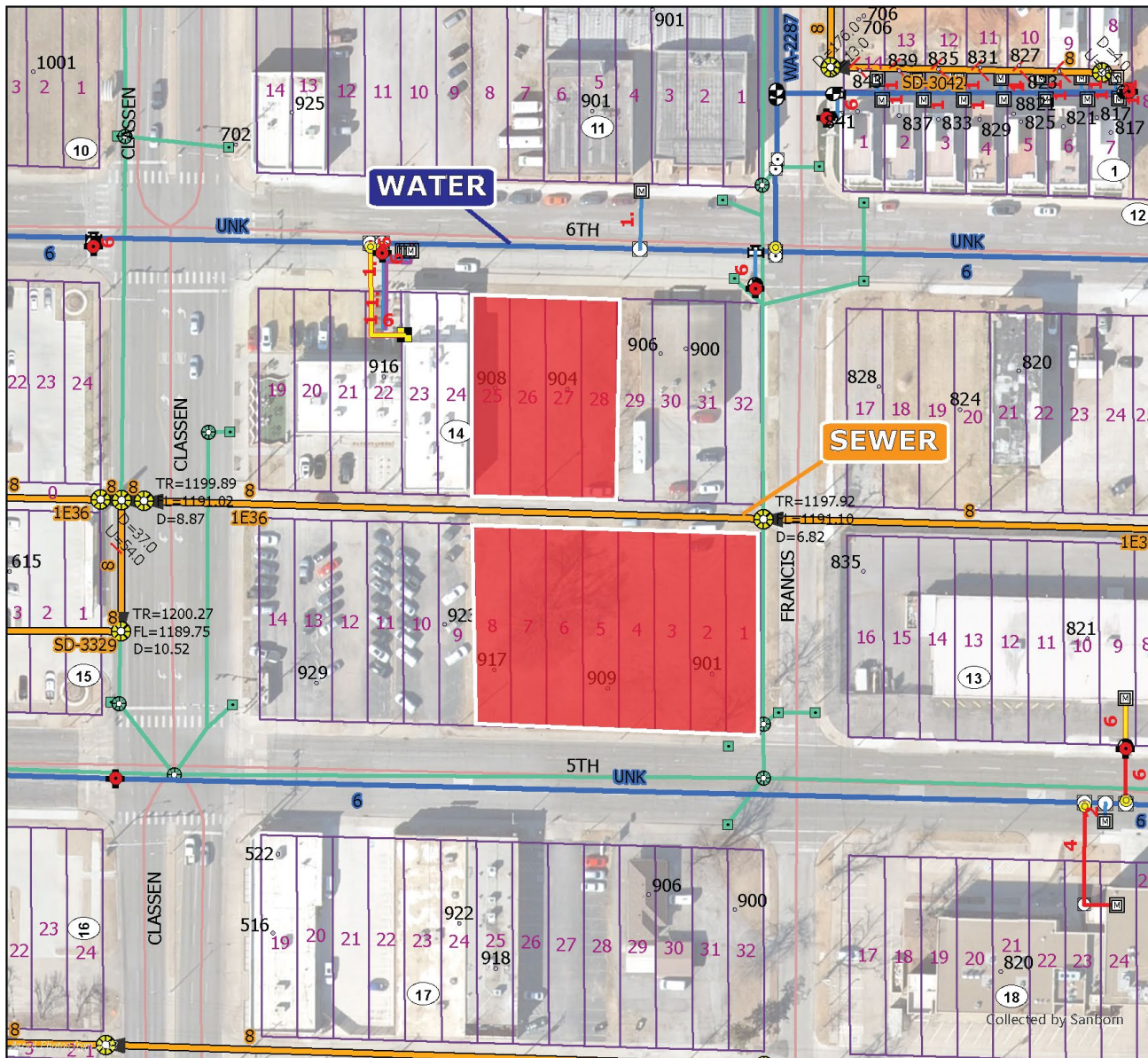
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,391	83,906	222,569
AVERAGE HOUSEHOLD INCOME	\$79,033	\$66,700	\$61,170
TOTAL HOUSEHOLDS	5,456	36,579	90,436

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