

FOR SALE



# COMMERCIAL LAND

NE/C OF I-235 AND I-44  
OKLAHOMA CITY, OK 73118



COMMERCIAL  
OKLAHOMA

## PROPERTY HIGHLIGHTS

- |         |   |
|---------|---|
| PRICE:  | \$5,000,000 / \$2.67 PSF  |
| SIZE:   | ±43.05 ACRES  |
| ZONING: | PUD 1842<br>R-1, Single-Family Residential<br>R-4, General Residential District<br>C-3, Community Commercial District |
- Max Density allows for 12 units/acre.
  - Commercial and office uses are also allowed - See PUD.

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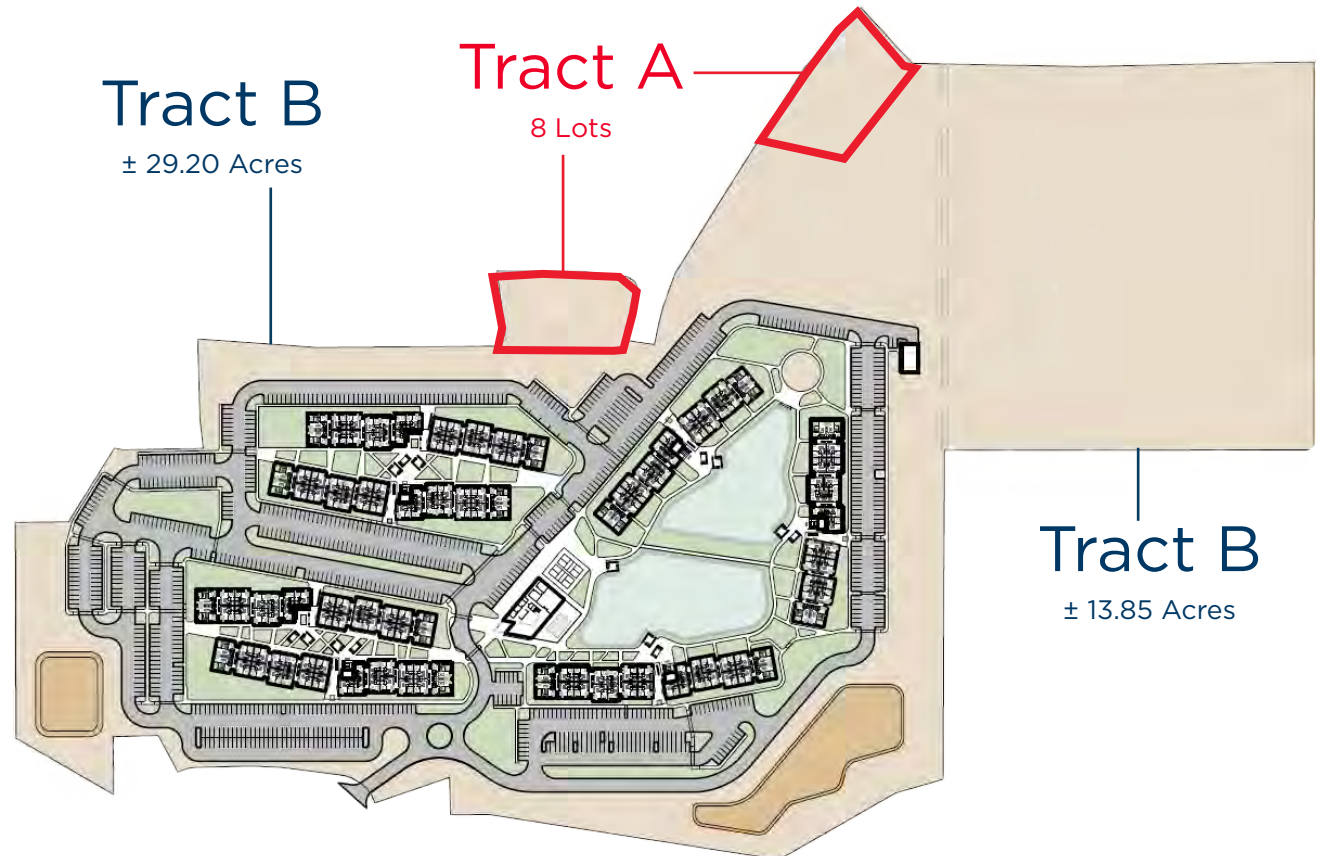
PRICE: \$5,000,000 / \$2.67 PSF

SIZE: ± 43.05 ACRES

ZONING: PUD - 1842  
Allows for:  
R-1, Single-Family Residential  
R-4, General Residential District and  
C-3, Community Commercial District

- Max Density allows for 12 units/acre.
- Full civil engineering & architectural schematic design has been completed for an apartment development.
- Commercial and office uses are also allowed - See PUD.

## PROPOSED SITE PLAN



**BROKER  
CONTACT**

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COMMUNITY HOSPITAL & MCBRIDE ORTHOPEDIC

THE HALF



COMING SOON



1,060 EMPLOYEES IN MSA

AMERICAN FIDELITY

1,900 EMPLOYEES IN MSA

106,700 VPD (22)

63,500 VPD (22)

80,500 VPD (22)

64,900 VPD (22)

54,700 VPD (22)

**CHESAPEAKE**  
ENERGY  
1,000 EMPLOYEES

NICHOLS HILLS  
(AVG HHI \$337,257)



**MIDFIRST BANK**  
3,000 EMPLOYEES IN MSA

100,600 VPD (22)



63,300 VPD (22)

106,700 VPD (22)





80,500 VPD (22)

64,900 VPD (22)



14,600 VPD (22)



  
 The UNIVERSITY of OKLAHOMA  
**Health Sciences Center**  
 Oklahoma's Hospital  
 Children's Hospital  
  
**11,000+ EMPLOYEES**

**CENTRAL BUSINESS DISTRICT**  
**51,000+ JOBS & 2,600+ BUSINESSES**




  
**OKLAHOMA**  
 STATE CAPITOL & AGENCIES  
**37,600 EMPLOYEES STATEWIDE**

 **54,700 VPD (22)**

 **64,900 VPD (22)**

 **107,600 VPD (22)**



# ± 45.05 ACRES



OKLAHOMA CITY GOLF & COUNTRY CLUB

NICHOLS HILLS

**THE HALF**

COMING SOON

**ADVENTURE DISTRICT**

- COLES GARDEN
- SCIENCE MUSEUM OKLAHOMA
- BENNINGTON PARK
- OKC ZOO
- THE ZOO AMPHITHEATRE
- CAMP TRIVERA
- NATIONAL COWBOY MUSEUM
- National Softball Hall of Fame

**PENN SQUARE MALL & BELLE ISLE**

- amc
- Dillard's
- ULTA
- Walmart
- Apple
- POTTERY BARN
- The Cheesecake Factory
- NORDSTROM
- rack
- J.CREW
- H&M
- JCPenney
- SHOE CARNIVAL

ADVENTURE DISTRICT

# FOR SALE

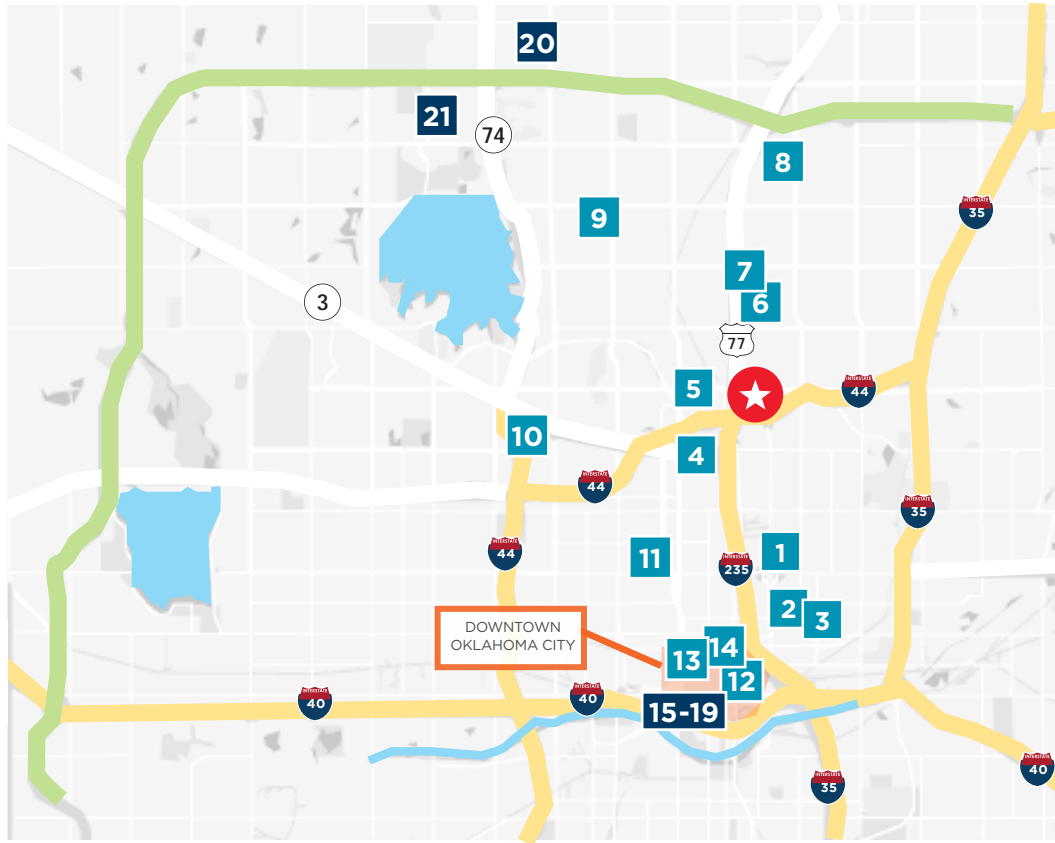
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# COMMUTE TO MAJOR EMPLOYERS

The Corridor, located off of Interstate-44 and Interstate-235 places the property within a 5 to 5 minute drive to major employers in the Oklahoma City MSA, including OU Health Sciences Center, the Oklahoma State Capitol, and INTEGRIS Health.



	EMPLOYEES	COMMUTE TIME (MIN)
1. State of Oklahoma	30,000	7
2. OU Health Sciences Center	5,000	9
3. OU Medical Center	3,400	9
4. Midfirst Bank *	3,000	6
5. Chesapeake Energy Corporation *	2,600	5
6. Dolese Bros. Co. *	1,060	5
7. American Fidelity *	1,900	6
8. Cox Communications	1,000	8
9. Love's Travel Stops *	2,600	10
10. INTEGRIS Health *	14,300	9
11. SSM Health Care *	5,000	10
12. Sonic Corporation *	2,460	10
13. City of Oklahoma City	4,500	9
14. AT&T	2,185	9
15. Bank of Oklahoma *	1,100	12
16. Devon Energy Corporation *	1,600	12
17. Continental Resources *	1,250	12
18. BancFirst *	1,950	12
19. OG&E Energy Corporation*	2,700	12
20. Costco Service Center	1,500	12
21. Mercy Hospital *	6,000	15
<b>TOTAL/AVERAGE</b>	<b>95,105</b>	<b>9.5 MINUTES</b>

\* Corporate Headquarters

## COMMUTE TIMES TO KEY ECONOMIC DRIVERS

- Downtown Oklahoma City (CBD): 12 Minutes
- Amazon: 18 Minutes
- INTEGRIS Health & Hospital: 9 Minutes
- FAA Mike Monroney Aeronautical Center: 21 Minutes
- Mercy Health: 15 Minutes
- OU Health Sciences Center & OU Medical Center: 9 Minutes
- State of Oklahoma: 7 Minutes
- Paycom: 18 Minutes
- Tinker Air Force Base: 19 Minutes
- The Boeing Company: 21 Minutes
- Hobby Lobby Stores Inc\*: 20 Minutes



# CONVENIENCE TO THE CITY'S TOP AMENITIES

## MEMORIAL ROAD CORRIDOR

The city's largest retail district features more than 230 retailers & restaurants in the 2-mile stretch including Quail Springs Mall, Target, and Costco.



## CLASSEN CURVE

Unique selection of upscale shops and services, including Whole Foods Market and Trader Joe's, located near the city's most affluent neighborhood, Nichols Hills.



## PENN SQUARE MALL

Home to over 140 specialty shops and eateries. Centrally located, Penn Square Mall is one of the two indoor shopping malls in the metro.



## DOWNTOWN & BRICKTOWN

The center of business in Oklahoma City, but mixed in with the hustle are the city's top attractions, restaurants, and must-see museums. Bricktown is a vibrant urban oasis with 45+ bars, eateries, shops, and attractions.



## CHISHOLM CREEK

The 190-acre mixed use development has no shortage of dining, entertainment, and shopping options. The complex features Top Golf, iFly and outdoor outfitting retailer Cabela's, as well as the newly opened Ramsay's Kitchen.



## DOWNTOWN EDMOND

Pedestrian friendly, featuring over 40 restaurants, bars, and retail shops.



## THE HALF

One of Oklahoma City's newest hotspots with a mix of fun dining options, attractions and outdoor recreation, featuring Flix Brewhouse and Chicken N Pickle.



## ADVENTURE DISTRICT

At the crossroads of I-35 and I-44, the Adventure District is home to some of the top tourist attractions in the state. Experience Remington Park, the Oklahoma City Zoo, the National Cowboy & Western Heritage Museum & the Science Museum Oklahoma.



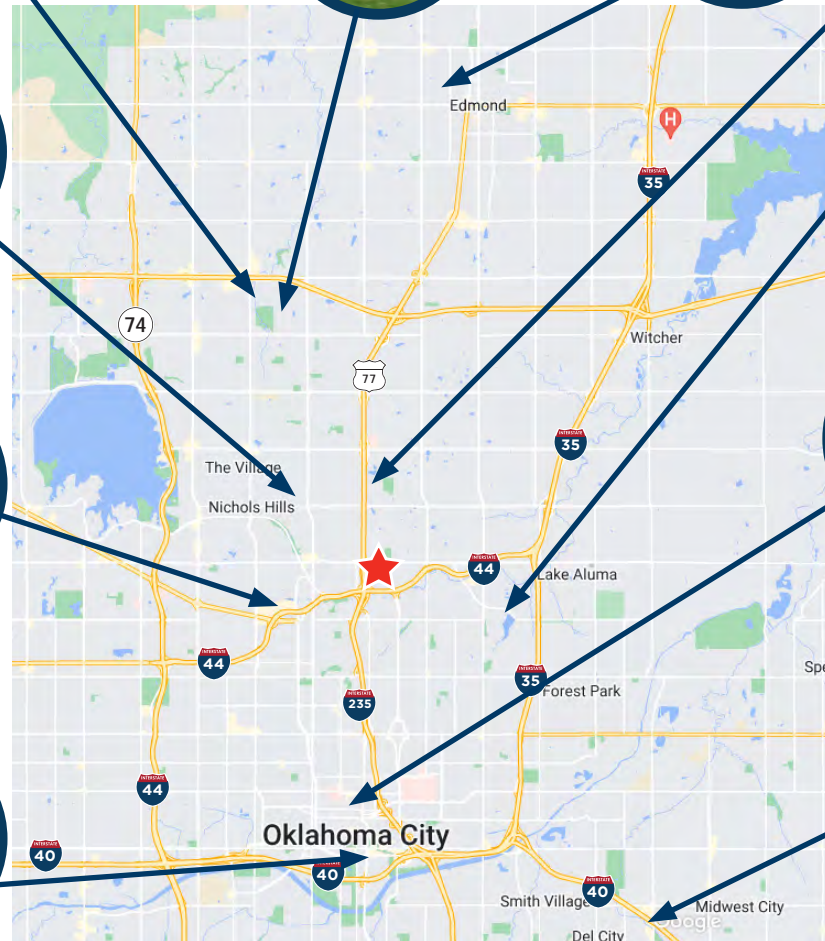
## MIDTOWN

Featuring the best of OKC's recent urban renaissance with a mix of local restaurants, neighborhood pubs and unique shops. Known for its historic preservations and diverse welcoming neighbors.



## TINKER AIR FORCE BASE

With more than 26,000 military and civilian employees, Tinker is the largest single-site employer in the state. The installation has an annual statewide economic impact of \$3.51B, creating as estimated 33,000 secondary jobs.



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