

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$960,000
Usable Size:	± 2.5 Acres
Lot Size:	± 3.45 Acres
Price / Acre:	\$278,261
Zoning:	PUD - 1525 (C-3)

### PROPERTY OVERVIEW

This ±3.45-acre site is located in South OKC and is conveniently adjacent to other major retailers. With a SPUD in place, the site offers the flexibility of C-3 zoning. The lot has been cleared, and the seller has also provided the retention pond, streamlining the development process and reducing infrastructure costs. Approximately 2.5 acres of the site are usable for development, providing a strong building footprint. The site is also available for built-to-suit opportunities.

### PROPERTY HIGHLIGHTS

- Seller will Build-To-Suit
- Adjacent to other Major Retailers
- ± 250 ft. of Frontage on South Pennsylvania Ave
- Retention Provided & Ready for Development

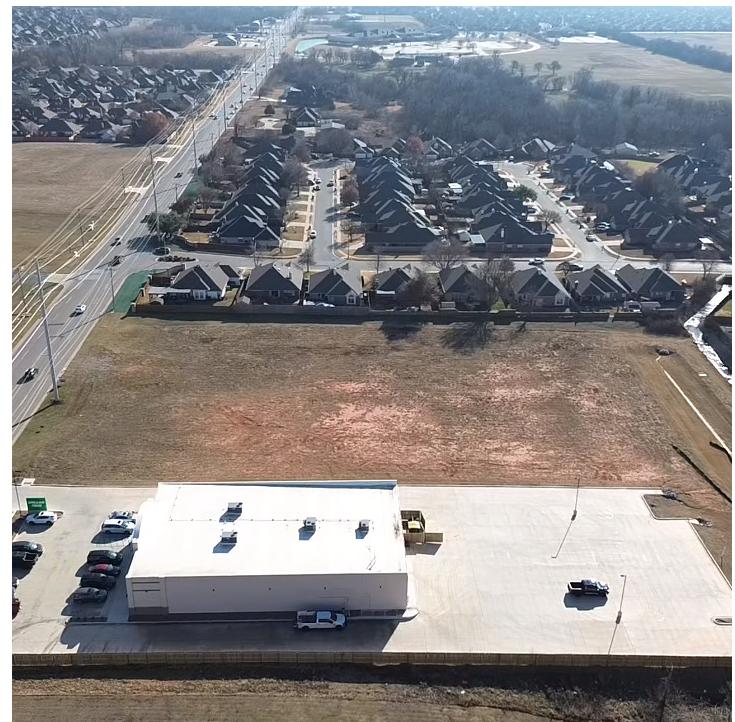
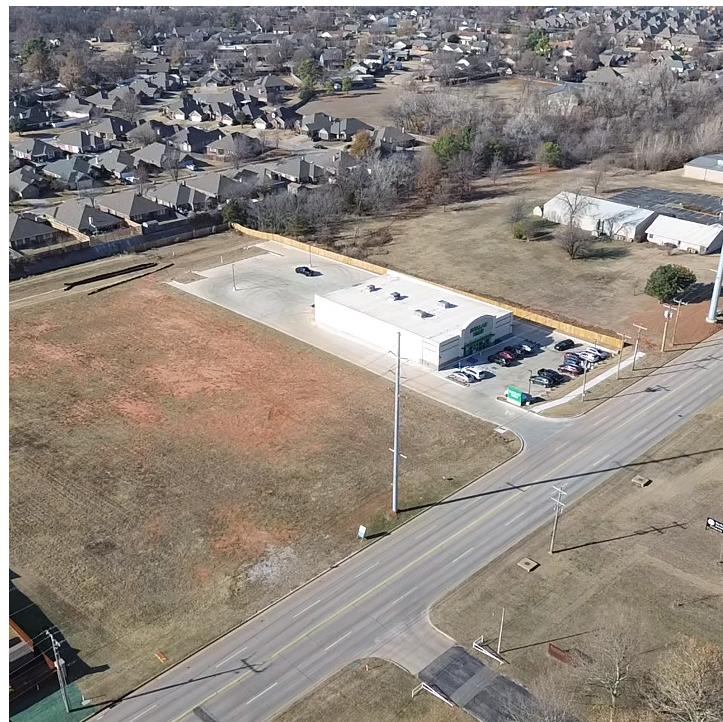
**MITCH HAMMACK**

405.312.2512  
mitch@creekcre.com

3.45 ACRES MOL - RETAIL, OFFICE, OR BTS  
12327 SOUTH PENNSYLVANIA AVENUE | OKLAHOMA CITY, OK 73170



## ADDITIONAL PHOTOS

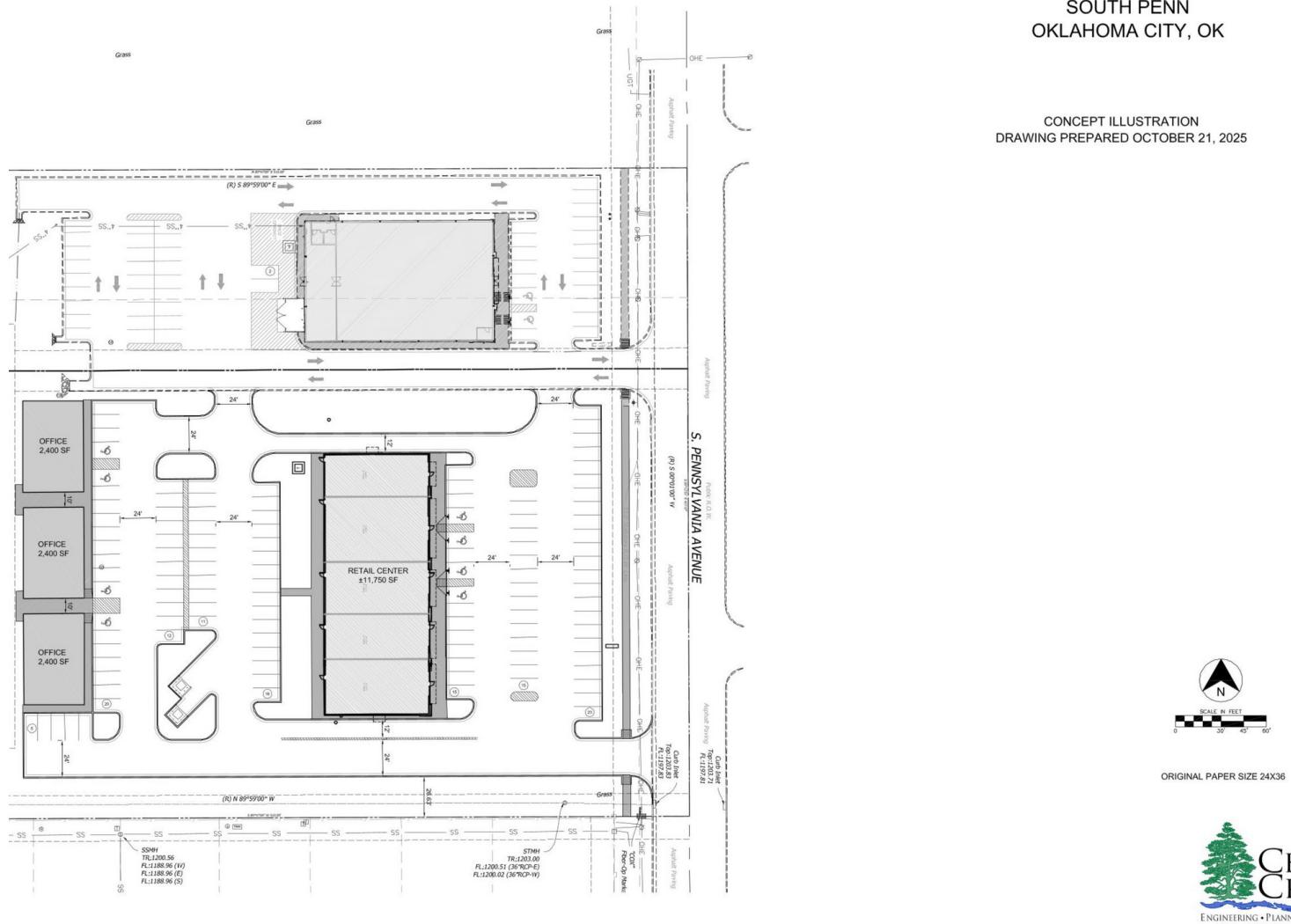


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## SITE PLANS

SOUTH PENN  
OKLAHOMA CITY, OK

CONCEPT ILLUSTRATION  
DRAWING PREPARED OCTOBER 21, 2025

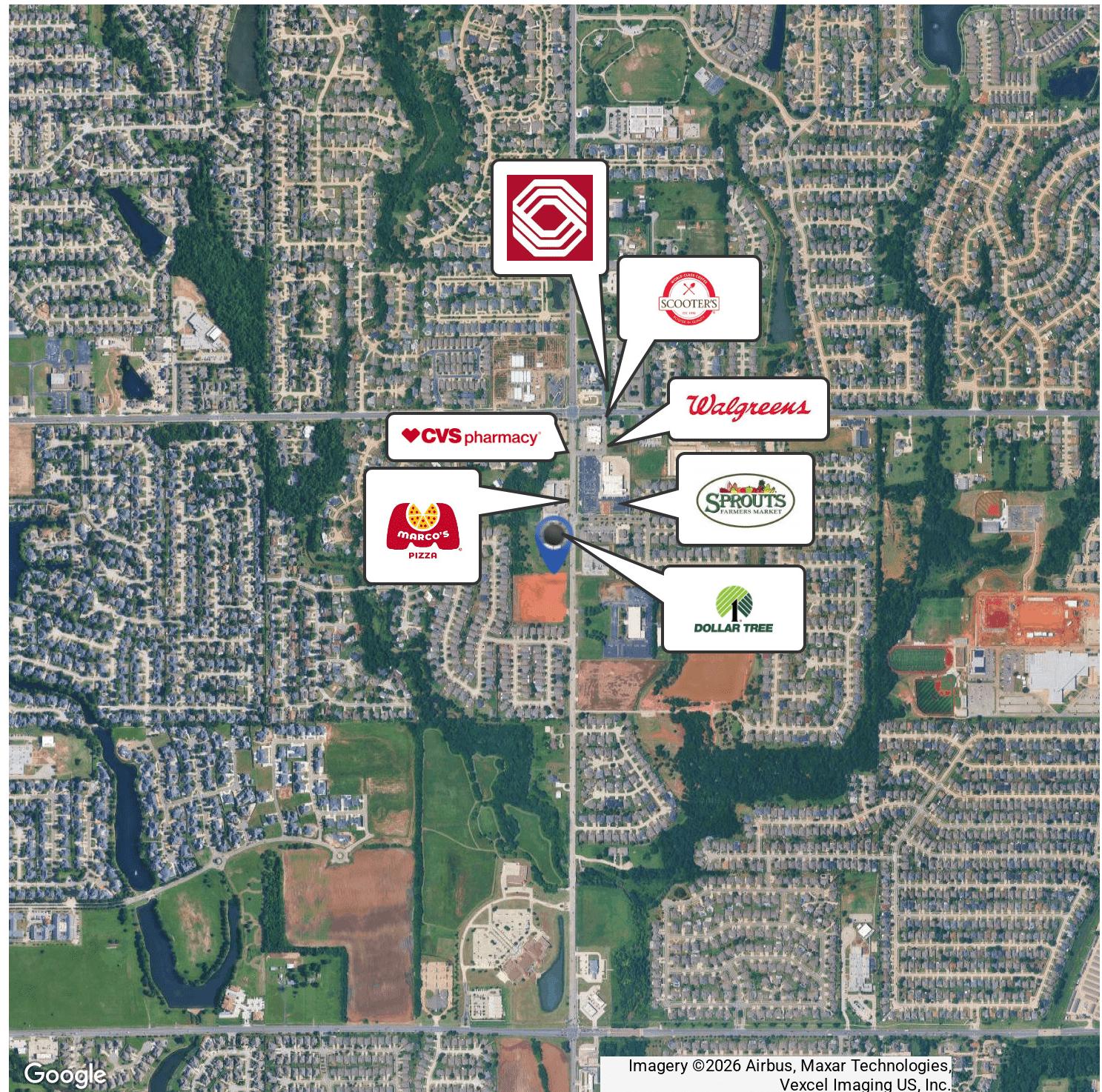


## MITCH HAMMACK

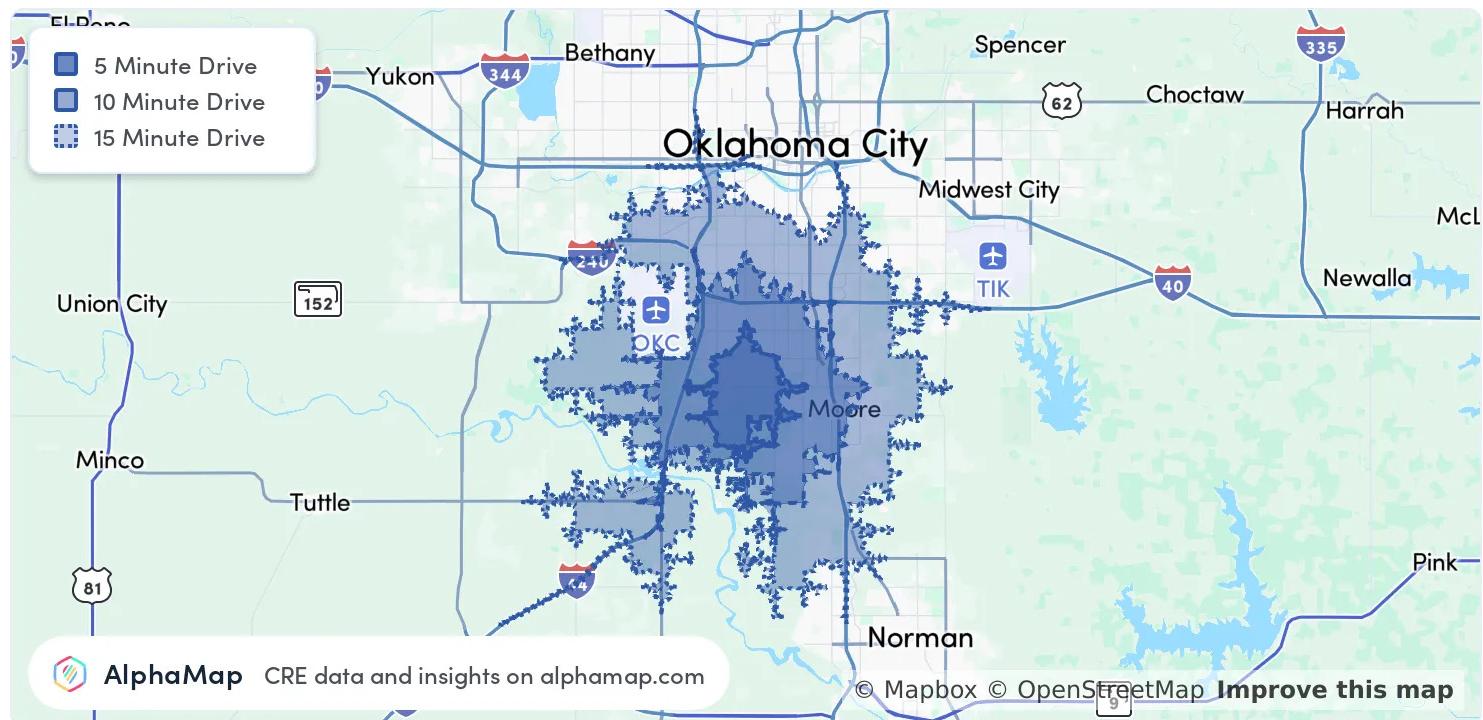
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## RETAILER MAP



## AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	28,290	113,960	228,165
Average Age	43	38	37
Average Age (Male)	42	37	36
Average Age (Female)	44	39	38

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	10,880	43,607	83,910
Persons per HH	2.6	2.6	2.7
Average HH Income	\$108,544	\$82,322	\$78,008
Average House Value	\$307,398	\$224,210	\$204,877
Per Capita Income	\$41,747	\$31,662	\$28,891

Map and demographics data derived from AlphaMap

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