



Sales Price: \$3,500,000 (\$3.41/SF)

Traffic Count: 1,400 CPD

Traffic Count: 2,824 CPD

Traffic Count: 3,791 CPD

## 4000 N.E. 4<sup>th</sup> Street

Del City, Oklahoma 73117

### PROPERTY HIGHLIGHTS

- **23.53 Acres MOL**
- Zoned: I-2, Heavy Industrial
- Infill Industrial Development Opportunity
- City Water Available
- City Sewer Approximately 1,050' Away

### LOCATION HIGHLIGHTS

- 2 Miles to I-35 Entrance Ramp
- 1.4 Miles to I-40 Entrance Ramp
- Rail Transload Facility Directly Adjacent to the South

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4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

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Population	1 Mile: 2,265	3 Miles: 48,808	5 Miles: 145,971
Average Household Income	1 Mile: \$58,831	3 Miles: \$43,153	5 Miles: \$46,558
Total Households	1 Mile: 1,052	3 Miles: 20,815	5 Miles: 58,278

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