

FOR SALE

4920 TINKER
DIAGONAL
STREET

4920 TINKER DIAGONAL STREET, DEL CITY, OK
73115



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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OFFERING SUMMARY

Sale Price:	\$1,750,000
East Building Size:	8,350 SF
West Building Size:	2,448 SF
Lot Size:	4.7 Acres
Number of Buildings:	2
Land Price / SF:	\$8.55psf
Zoning:	H-C (Highway Commercial)
Traffic Count:	85,900

PROPERTY OVERVIEW

This highly visible site offers an impressive 840 feet of frontage along I-40, making it ideal for a variety of commercial uses. The property includes two buildings totaling approximately 10,798 square feet.

The larger building, located on the eastern portion of the site, spans 8,350 square feet. It features a spacious showroom connected to a tilt-up concrete industrial space with four roll-up doors at the front and four at the rear allowing for travel all the way through the building. A fifth roll-up door, previously part of a wash bay, does not pass through.

The smaller building, positioned to the west, is approximately 2,448 square feet and is currently configured with multiple offices and restrooms.

With flexible layout and exceptional access, this site is well-suited for retail pad development, hotel, and/or destination retail.

Note: The property is located within a floodplain.

PROPERTY HIGHLIGHTS

- 4.7AC
- 2 buildings on the site totaling +/- 10,798sf
- Zoned H-C (Highway Commercial)
- Located in the City of Del City, OK
- Excellent visibility and accessibility

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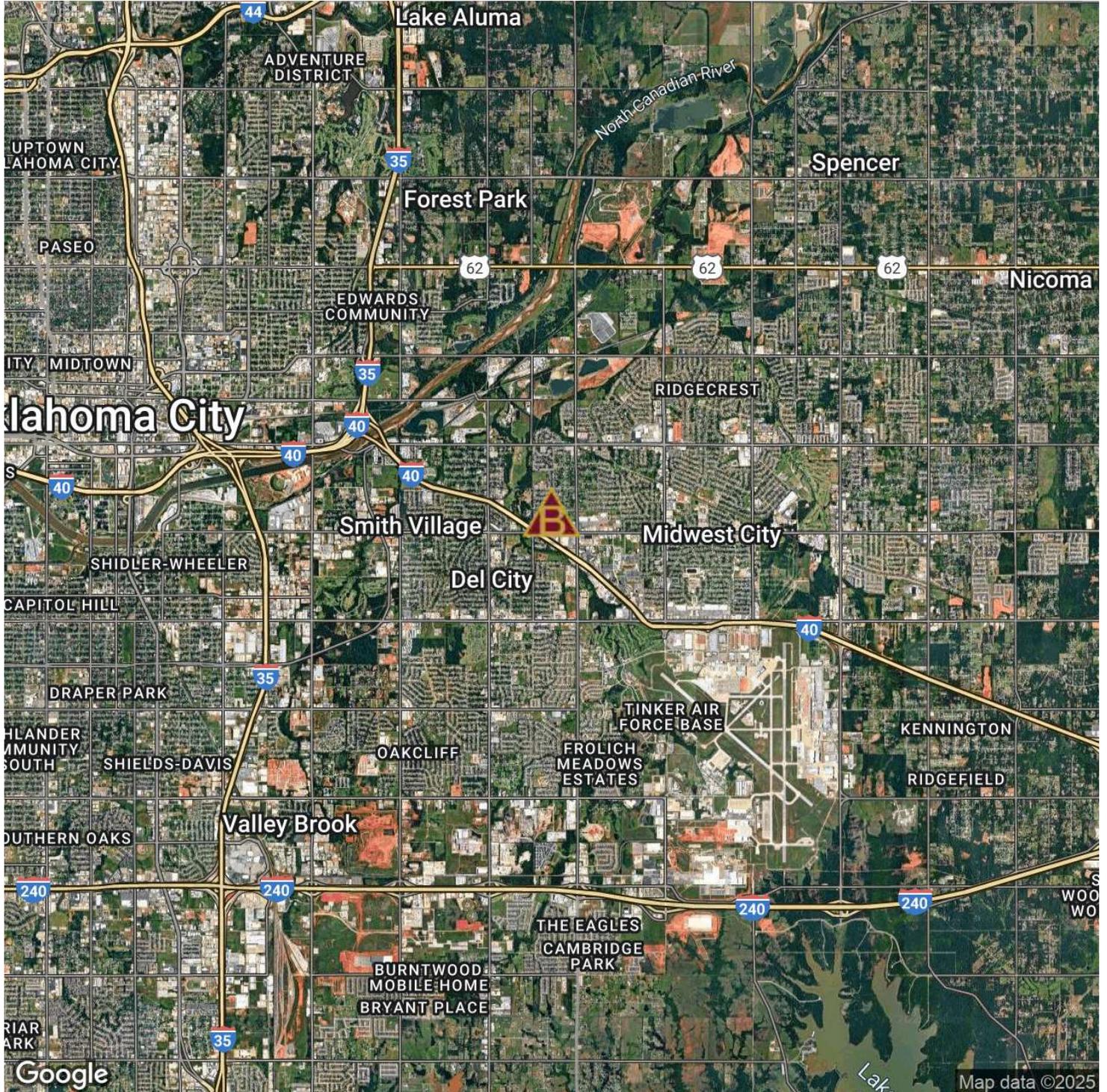
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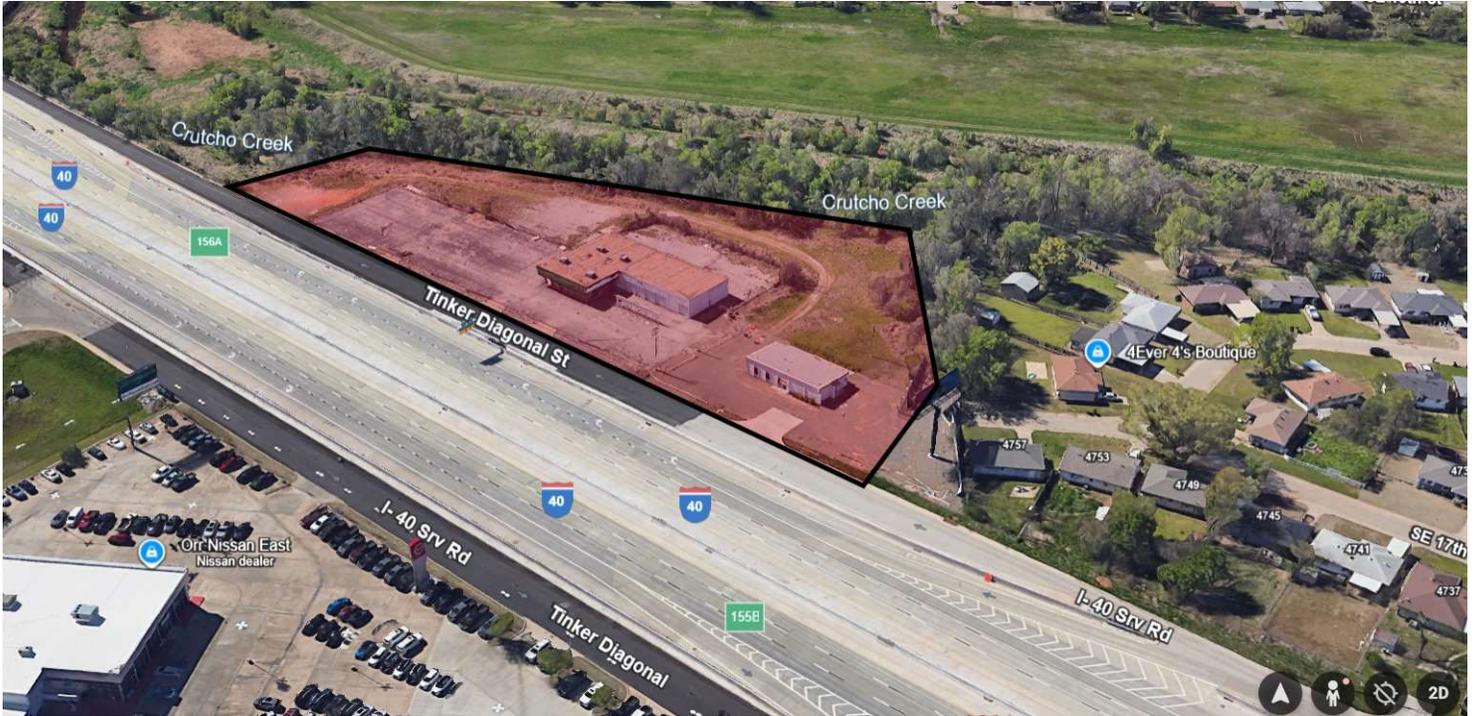
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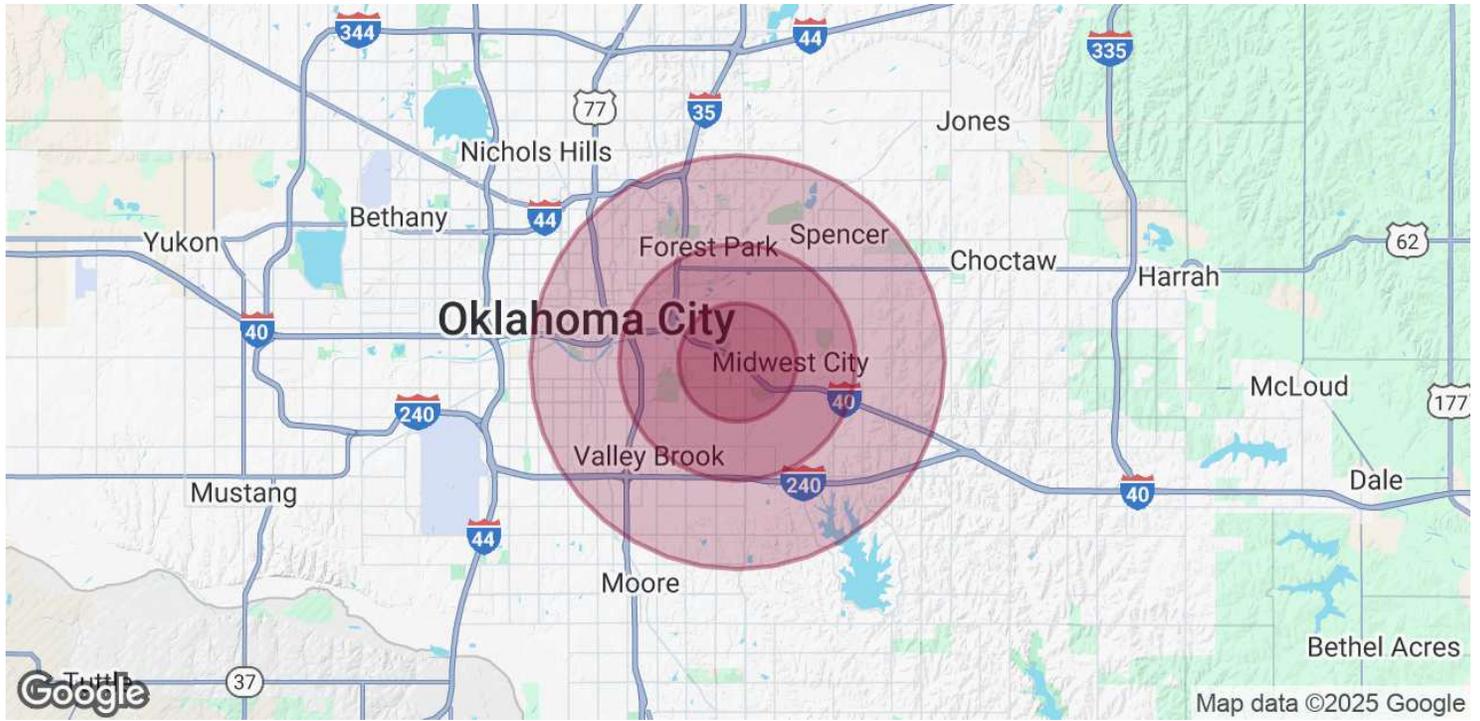
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POPULATION	2 MILES	4 MILES	7 MILES
Total Population	36,063	96,048	251,432
Average Age	38	38	38
Average Age (Male)	36	36	37
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME	2 MILES	4 MILES	7 MILES
Total Households	14,818	38,599	100,002
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$59,743	\$62,735	\$68,151
Average House Value	\$139,106	\$159,068	\$199,010

Demographics data derived from AlphaMap

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