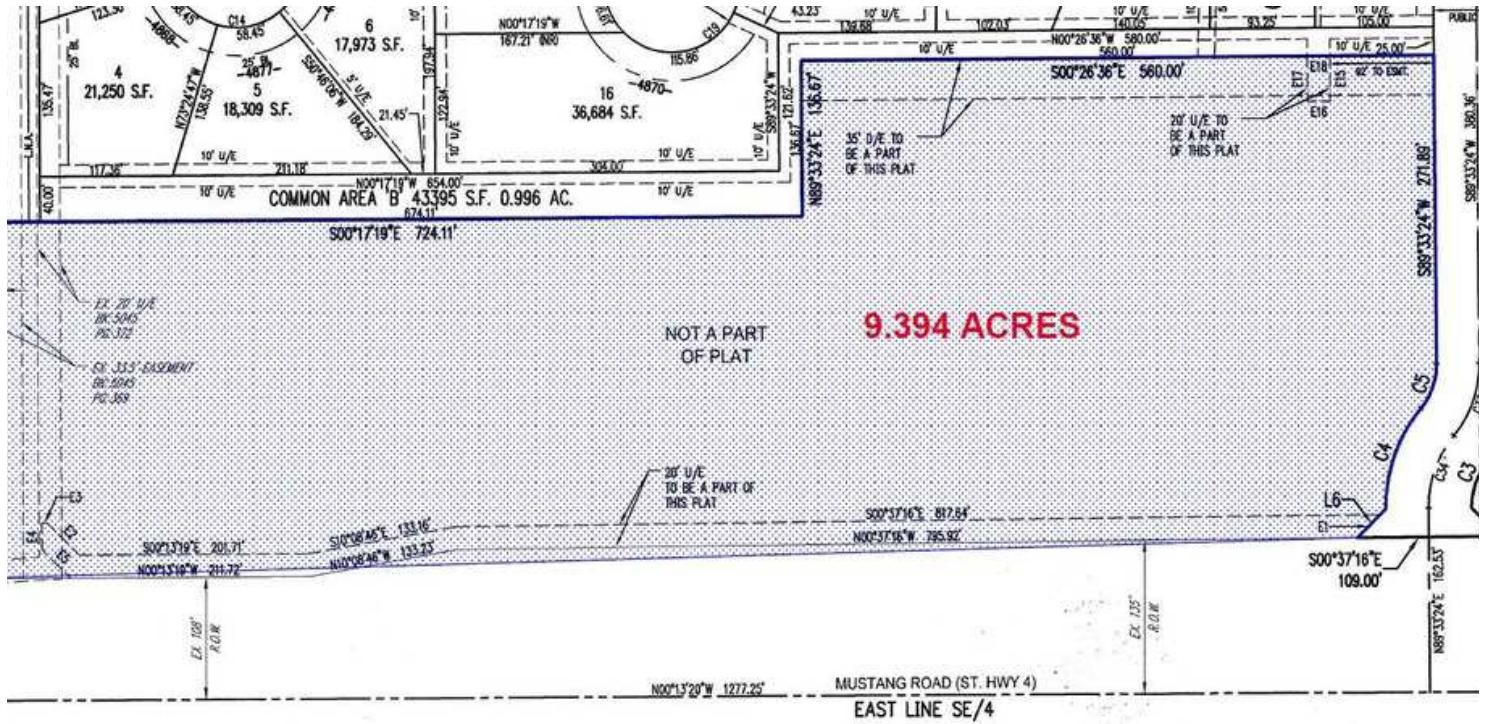


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$366,918-2,455,215.84
Available sf:	+/- 61,153-409,202.64
Total Lot Size:	9.394 Acres
Price / Acre:	\$261,360
Market:	Oklahoma City Metro
Submarket:	Tuttle

PROPERTY OVERVIEW

9.394 Acres in Tuttle, OK ready to develop. Property is Just 1 mile north of HWY 37 along Mustang Road (HWY 4). NW corner of HWY 4 & E Tyler Dr.

PROPERTY HIGHLIGHTS

- Growing suburb of Oklahoma City
- Adjacent to new residential subdivision

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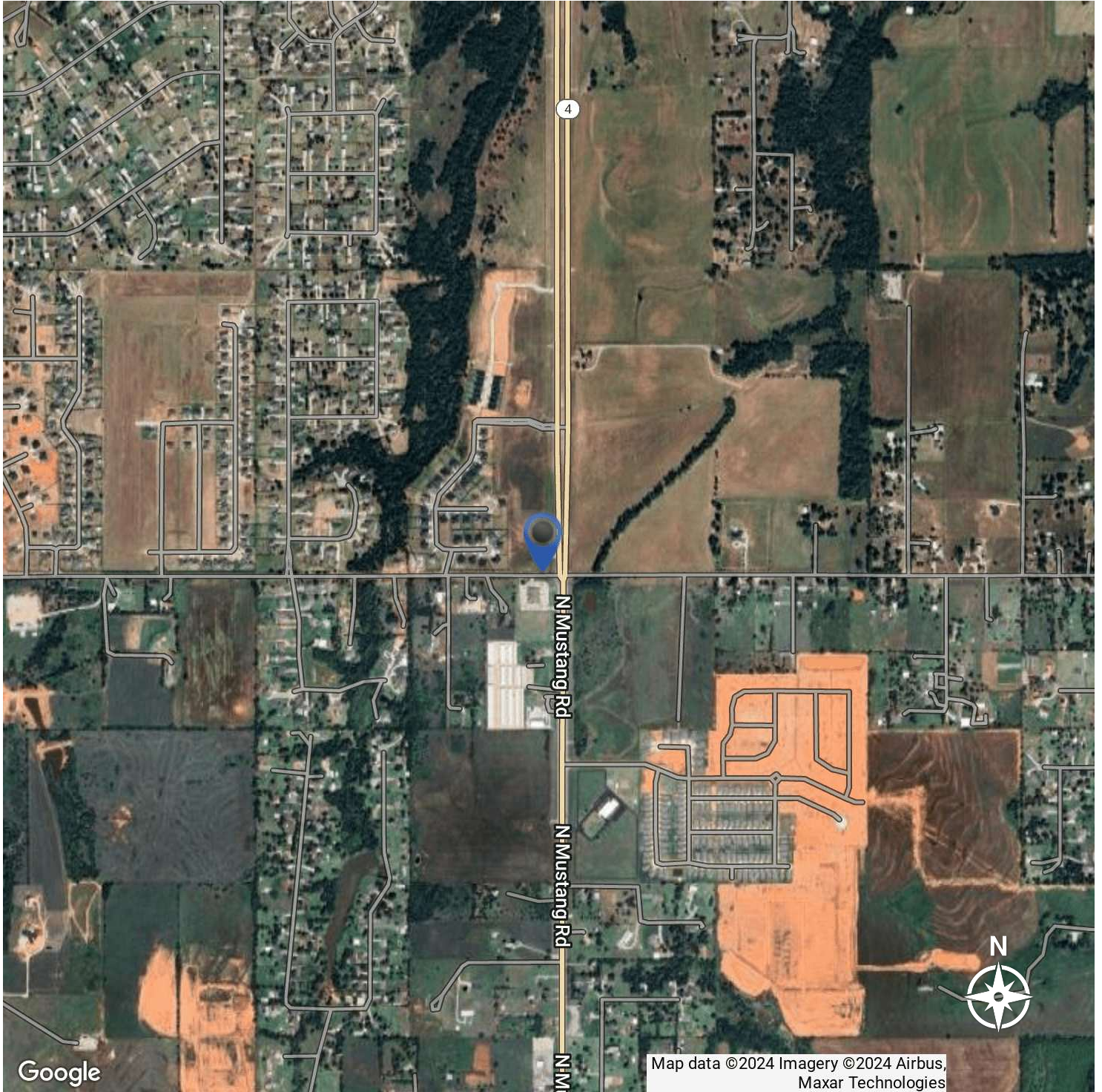
ADDITIONAL PHOTOS



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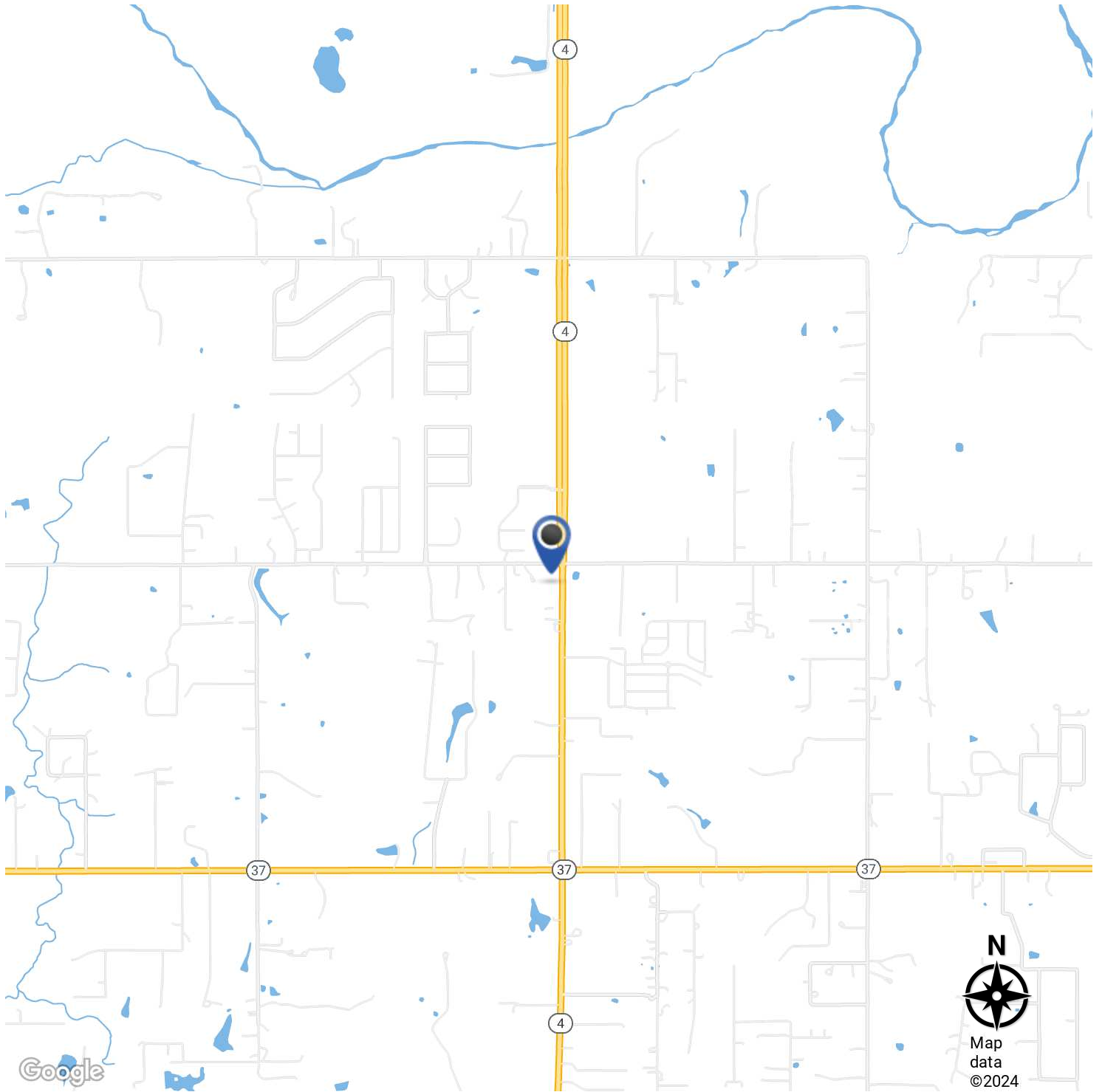
AERIAL MAP



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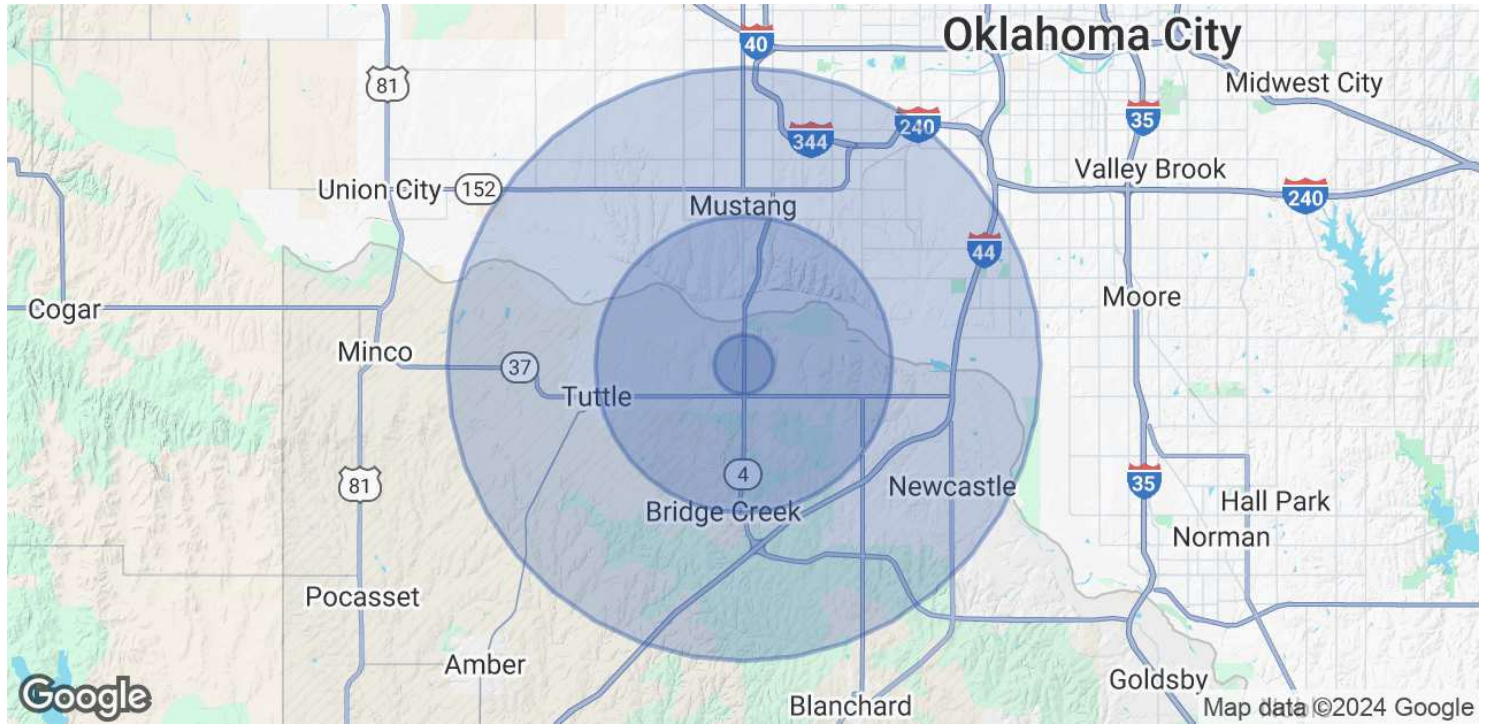
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	728	12,042	64,080
Average Age	39.6	39.2	36.4
Average Age (Male)	39.9	39.9	36.5
Average Age (Female)	39.3	38.5	36.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	261	4,266	23,032
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$70,665	\$72,356	\$75,458
Average House Value		\$306,959	\$221,379

* Demographic data derived from 2020 ACS - US Census

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