



2.34 AC Available at I-35 Interchange | \$1,499,900

10601 N I 35 Service Rd, Oklahoma City, OK 73131



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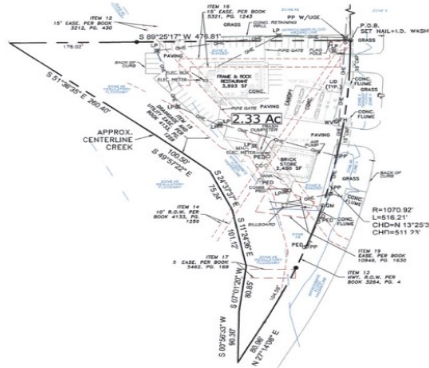
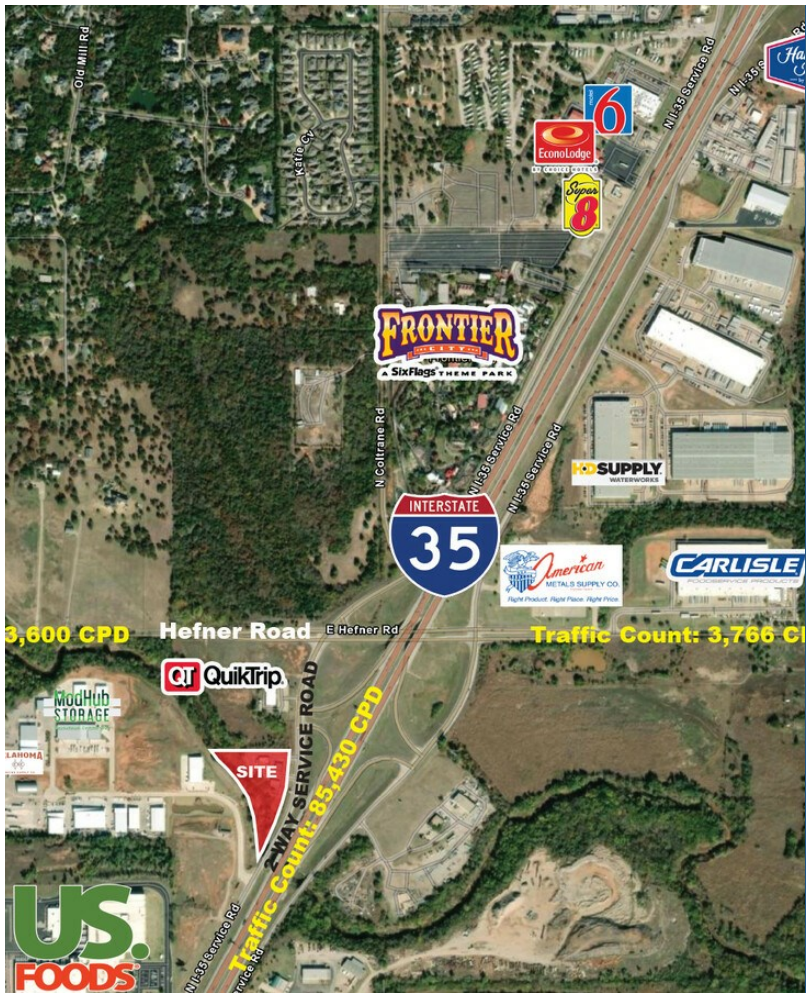
10601 N I 35 Service Rd

\$1,499,900

Located at 10601 N. I-35 Service Rd in Oklahoma City, OK 73131, this 2.34 Acres +_ zoned C-3 features a two-way service road for convenient access and is strategically positioned for easy on and off access to I-35 with high visibility to I-35, and proximity to Hefner Rd. 1.7 miles South of I-344 and I-44 with 80,100 VPD on I-35. With 2 curb cuts, approximately 160' of frontage, it's own water well, electric...

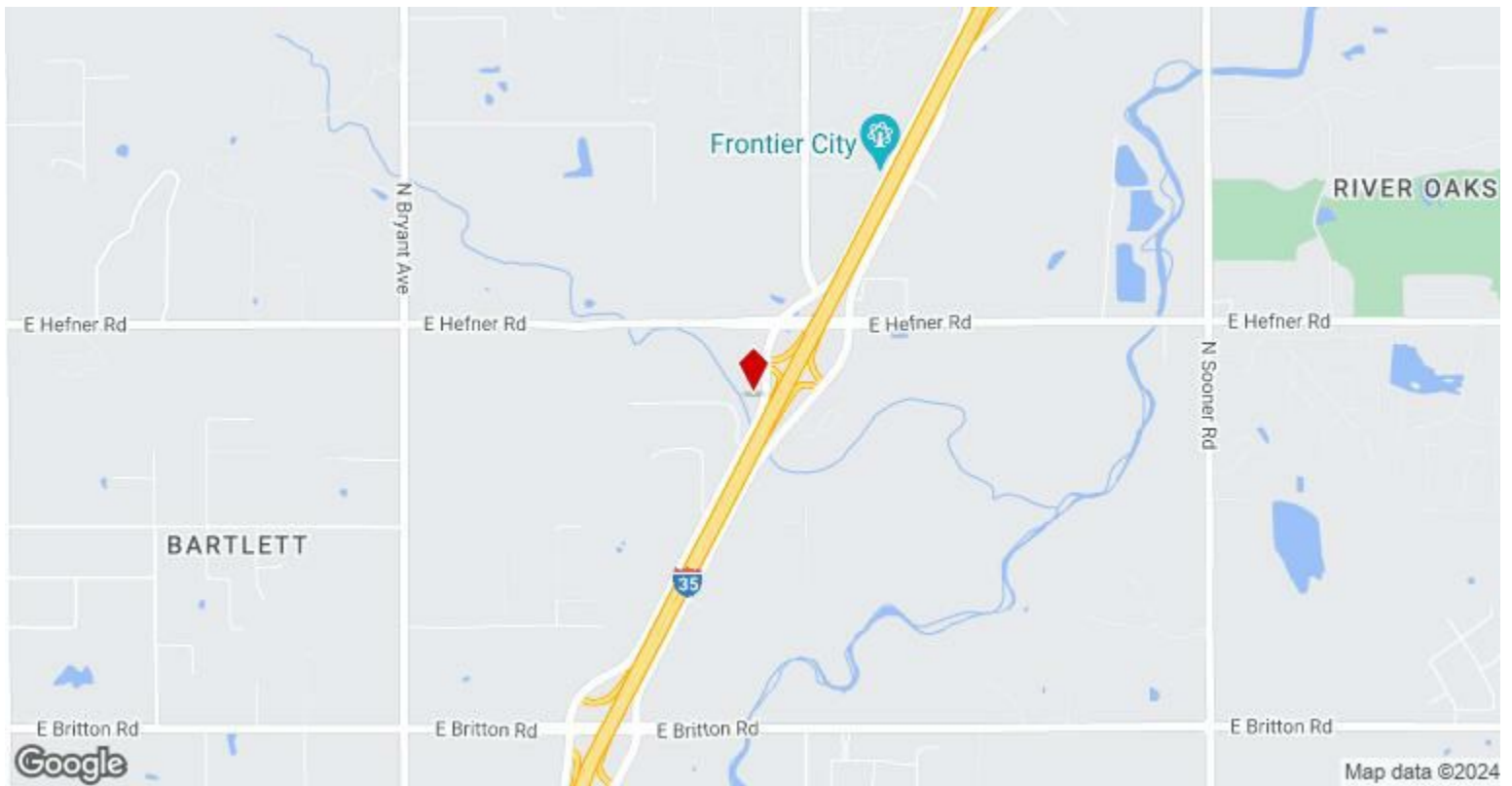
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- Easy On - Off Access to I-35
- I-35 Frontage
- Ground Lease Option Available
- 2.34 acres of C-3 Land
- Approximately 40,000 SF of Asphalt Paved Surface



Price:	\$1,499,900
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	2.34 AC
No. Lots:	1
Zoning Description:	C-3
APN / Parcel ID:	141605830

Population	1 Mile: 661	3 Miles: 13,441	5 Miles: 58,777
Average Household Income	1 Mile: \$157,928	3 Miles: \$144,317	5 Miles: \$98,838
Total Households	1 Mile: 196	3 Miles: 5,090	5 Miles: 23,389



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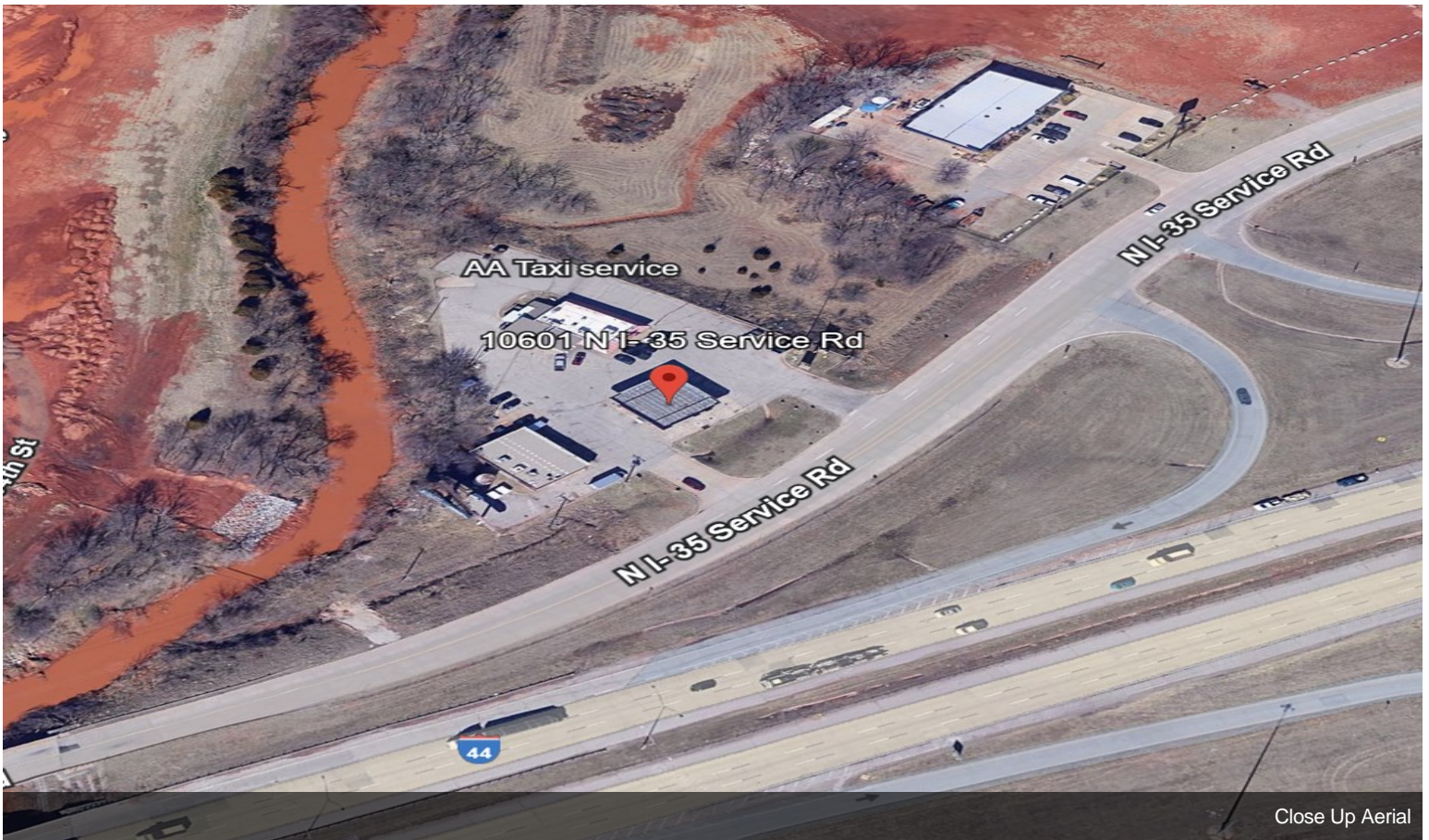
Discover the unparalleled opportunities awaiting your commercial real estate endeavors in Oklahoma City, hailed as the most livable community in the U.S. and a Top 10 coolest city with the lowest cost of living. Renowned as the easiest place in North America to do business and the No. 1 destination for startups to flourish, Oklahoma City is a thriving hub of innovation and growth. With a surge of over 100,000 new residents flocking to the city in the last decade, the appeal of Oklahoma City is undeniable. Whether you seek a strategic location, optimal access, or a robust employment base, Greater Oklahoma City provides a seamless path to your real estate aspirations. Experience the perfect blend of affordability, availability, and flexibility as you embark on your relocation or expansion journey in the thriving metropolis of Oklahoma City.

Property Photos



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Drive Thru Capability



Close Up Aerial

Property Photos

