



Lot 2  
4.32 Acres

Lot 1  
4.08 Acres

NE 36th St.

Midwest Blvd.

CASEY'S



RETAIL

# MULTIPLE LAND PARCELS | FOR SALE

NE 36TH & MIDWEST BLVD., SPENCER, OK

THE  
RETAIL  
GROUP





## PROPERTY DETAILS

<b>Lot Size</b>	
<b>Lot 1</b>	4.08 Acres
<b>Lot 2</b>	4.32 Acres
	Able to divide
<b>Sale Price</b>	\$12/SF

## PROPERTY HIGHLIGHTS

- Seven miles north of Tinker Air Force Base, the largest single-site employer in Oklahoma
- Midwest Boulevard is a direct route to Tinker, Midwest City, and Interstate-40
- Population growth 0.26% from 2020-2024 within a 5-mile radius
- Prime area for retail development including a Casey's built in 2015
- 10 miles to downtown Oklahoma City
- Four miles to Interstate-35 a part of the I-35 Megalopolis, the fastest-growing megaregion in the United States

## SNAPSHOT



**Estimated Vehicles/Day**  
NE 36th St.  
3,400 VPD



**Avg. HH Income**  
5 mi Radius  
\$74,651



**Population**  
5 mi Radius  
76,660

**THE  
RETAIL  
GROUP**

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