

AVAILABLE

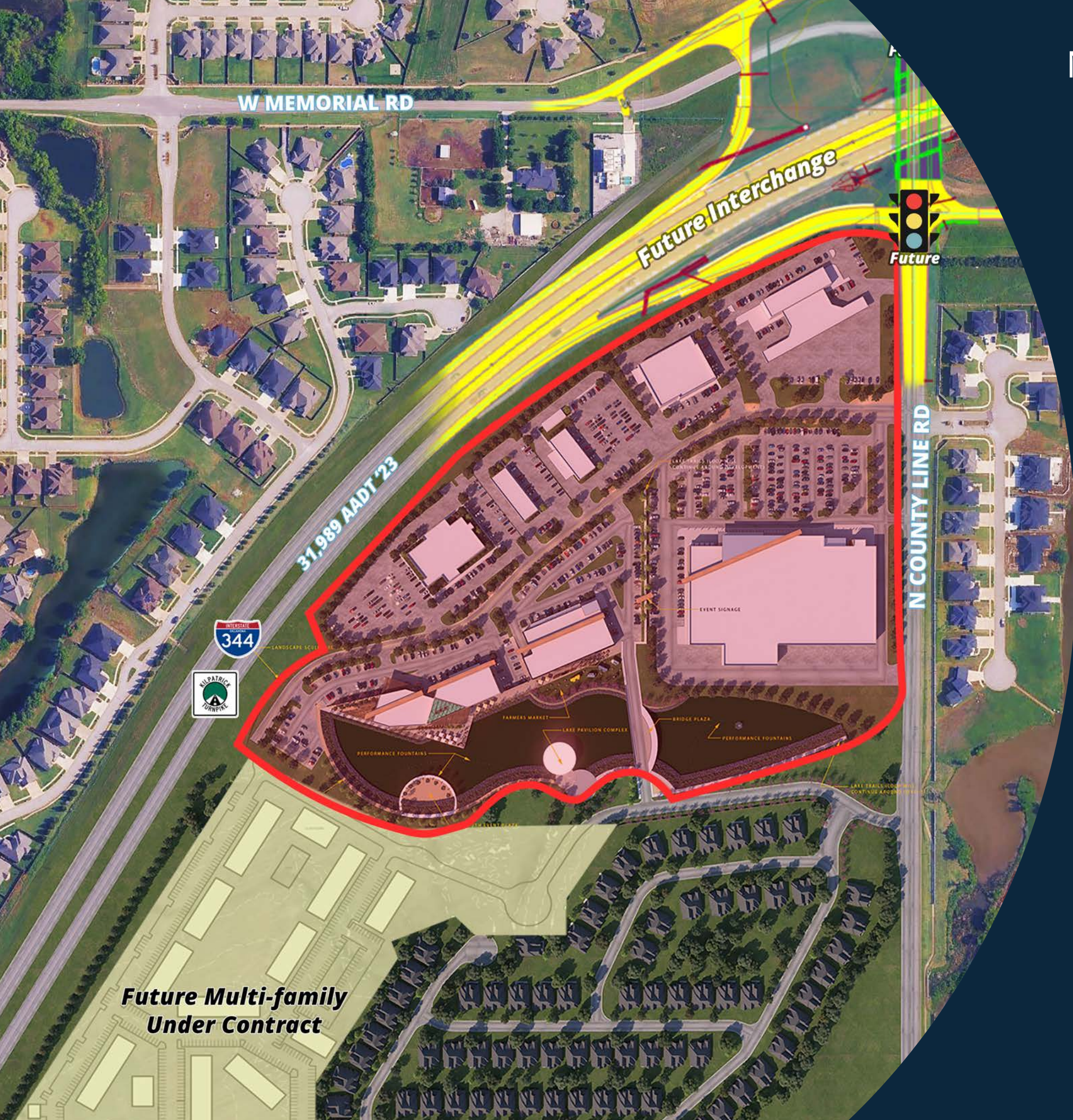
New 30± AC  
Retail Development

# *The Curve at Kilpatrick*

SWQ of John Kilpatrick Turnpike & N County Line Rd Oklahoma City, OK 73142







NEW RETAIL DEVELOPMENT

# The Curve at Kilpatrick

SWQ of John Kilpatrick Turnpike & N County Line Rd  
Oklahoma City, OK 73142

**AVAILABLE** 30± AC  
ANCHOR SPACE, PADS AND RETAIL

**RATE** Contact Broker

## ABOUT THE PROPERTY

- Highly visible new 30± AC retail development located at the SWQ of N County Rd and John Kilpatrick Turnpike
- Strategically positioned in a high growth residential corridor of Northwest Oklahoma City (Avg. HH Income \$166,198 within a 1 mile radius).
- Easy Turnpike access provides greater connectivity from central OKC and more suburban markets

## TRAFFIC COUNTS

John Kilpatrick Turnpike	31,989 AADT
N County Line Road	4,096 AADT

Year: 2023 | Source: Placer AI Labs

**Future Multi-family  
Under Contract**



**Oklahoma City, OK**



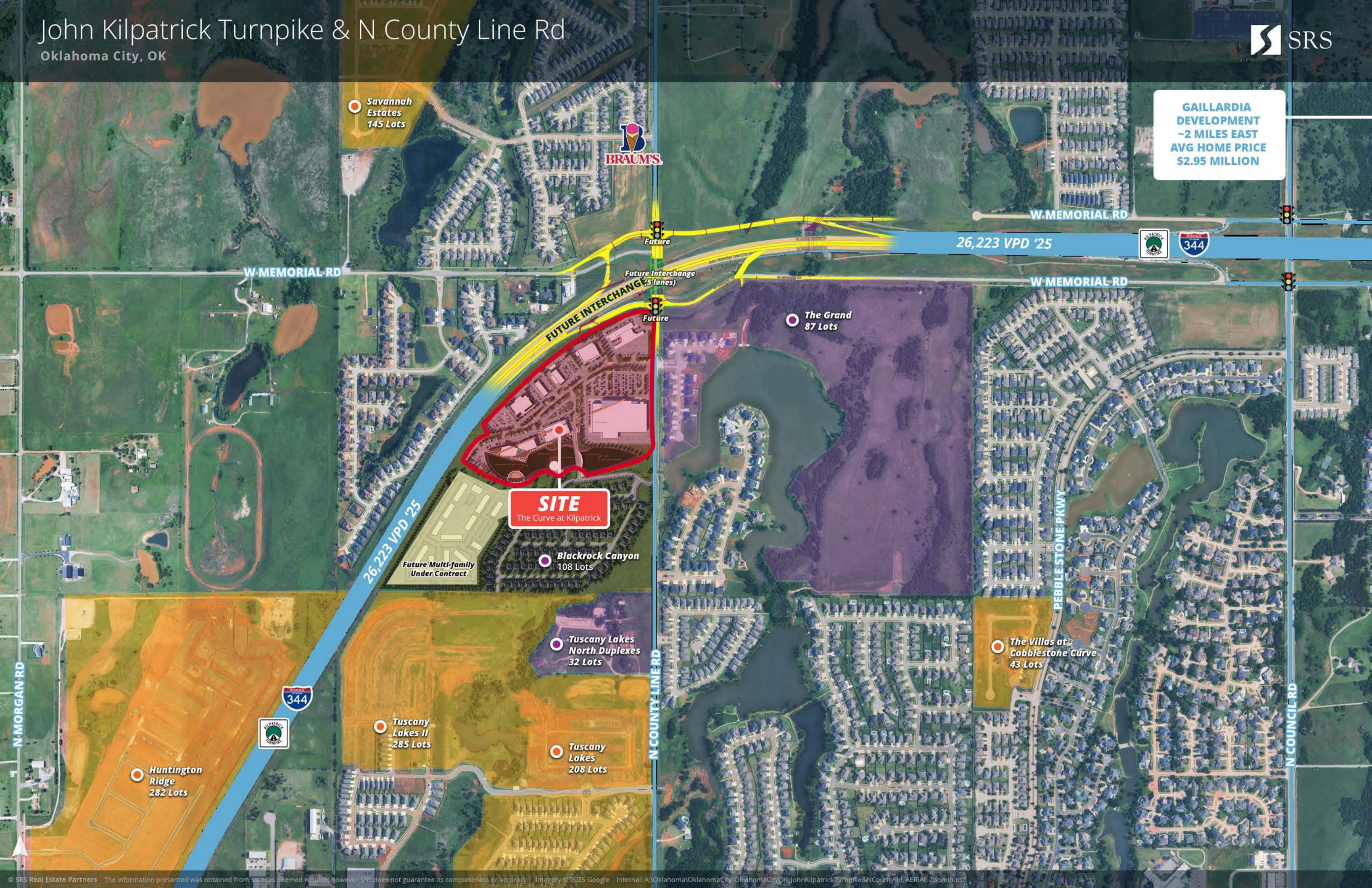


# John Kilpatrick Turnpike & N County Line Rd

Oklahoma City, OK



GAILLARDIA  
DEVELOPMENT  
~2 MILES EAST  
AVG HOME PRICE  
\$2.95 MILLION



Savannah  
Estates  
145 Lots



W MEMORIAL RD

W MEMORIAL RD

26,223 VPD '25



W MEMORIAL RD

FUTURE INTERCHANGE  
(5 lanes)

The Grand  
87 Lots

**SITE**  
The Curve at Kilpatrick

Future Multi-family  
Under Contract

Blackrock Canyon  
108 Lots

Tuscany Lakes  
North Duplexes  
32 Lots

Tuscany  
Lakes II  
285 Lots

Tuscany  
Lakes  
208 Lots

Huntington  
Ridge  
282 Lots

The Villas at  
Cobblestone Curve  
43 Lots

PEBBLESTONE PKWY

N-COUNTY LINE RD

N COUNCIL RD





# Site Renderings

SWQ of John Kilpatrick Turnpike & N County Line Rd  
Oklahoma City, OK 73142





# Site Renderings

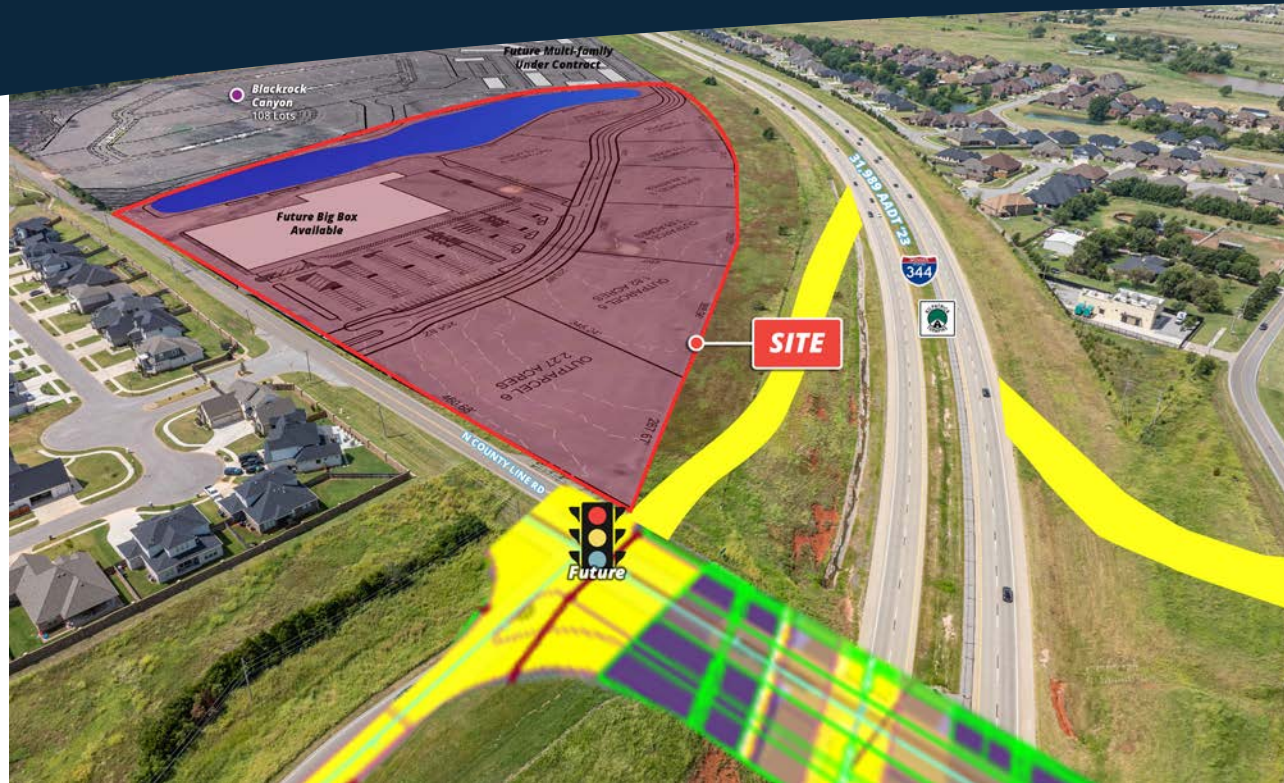
SWQ of John Kilpatrick Turnpike & N County Line Rd  
Oklahoma City, OK 73142





# Site Photos

SWQ of John Kilpatrick Turnpike & N County Line Rd  
Oklahoma City, OK 73142



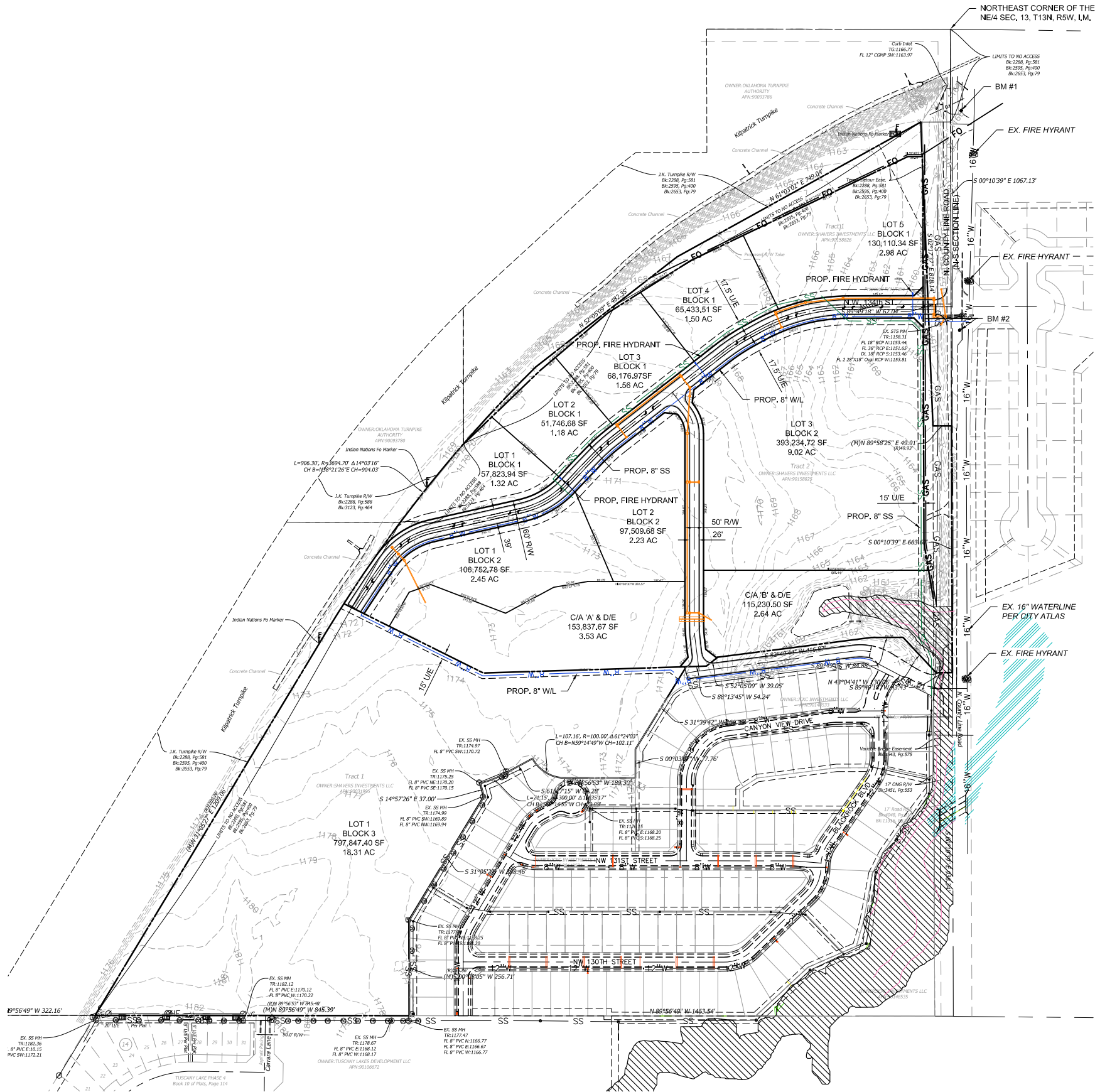






# Proposed Plat

SWQ of John Kilpatrick Turnpike & N County Line Rd  
Oklahoma City, OK 73142





# Conceptual Site Plan

SWQ of John Kilpatrick Turnpike & N County Line Rd  
Oklahoma City, OK 73142







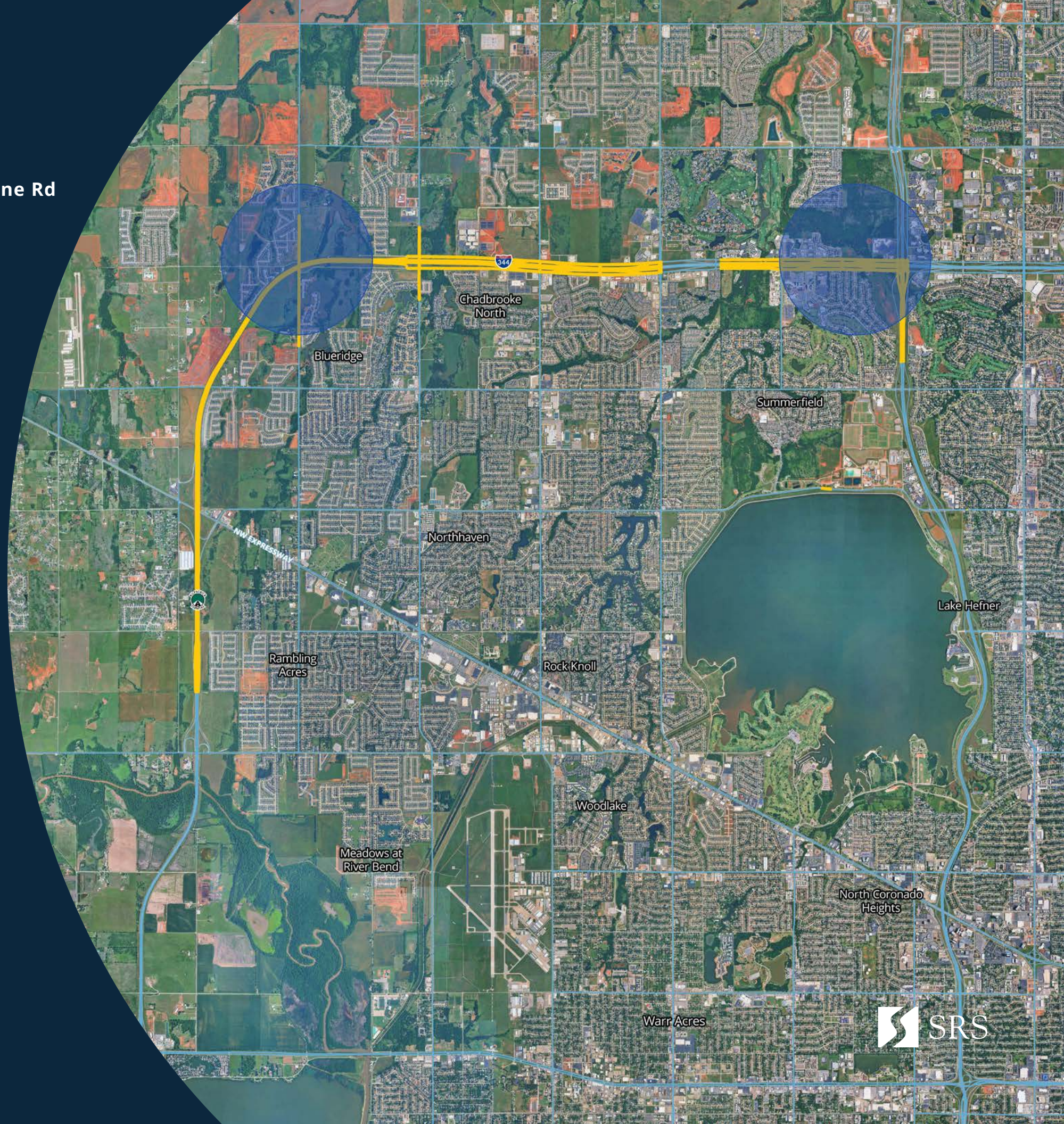
# John Kilpatrick

## WIDENING PROJECT

SWQ of John Kilpatrick Turnpike & N County Line Rd  
Oklahoma City, OK 73142

### TRAFFIC / ACCESS CHANGES

- The State of Oklahoma is currently undertaking the continuation and completion of improvements to the John Kilpatrick Turnpike from I-40 to I-35, adding driving lanes, safety enhancements, and greater access on and off the turnpike.
- Additionally, adding access to the turnpike at County Line Road and modifying the access at SH-74 will provide for more efficient mobility between the Municipal, State, and Turnpike systems.
- The County Line Rd interchange will include:
  - 5 lane bridge with one of the lanes being a "Texas Turnaround"
  - Stoplights on the North and South ends of the bridge
  - County Line Rd lane addition extending from the new interchange south to NW 122<sup>nd</sup> St
- Interchange Additions and road widening to John Kilpatrick Turnpike at the N County Line Rd intersection to increase navigability and open new access routes





Population

	1 mile	3 miles	5 miles
2025 Estimated Population	4,234	45,933	109,846
2030 Projected Population	4,448	47,891	114,914
Proj. Annual Growth 2025 to 2030	0.99%	0.84%	0.91%

Daytime Population

	1 mile	3 miles	5 miles
2025 Daytime Population	2,587	31,599	86,338
Workers	431	10,643	37,224
Residents	2,156	20,956	49,114

Income

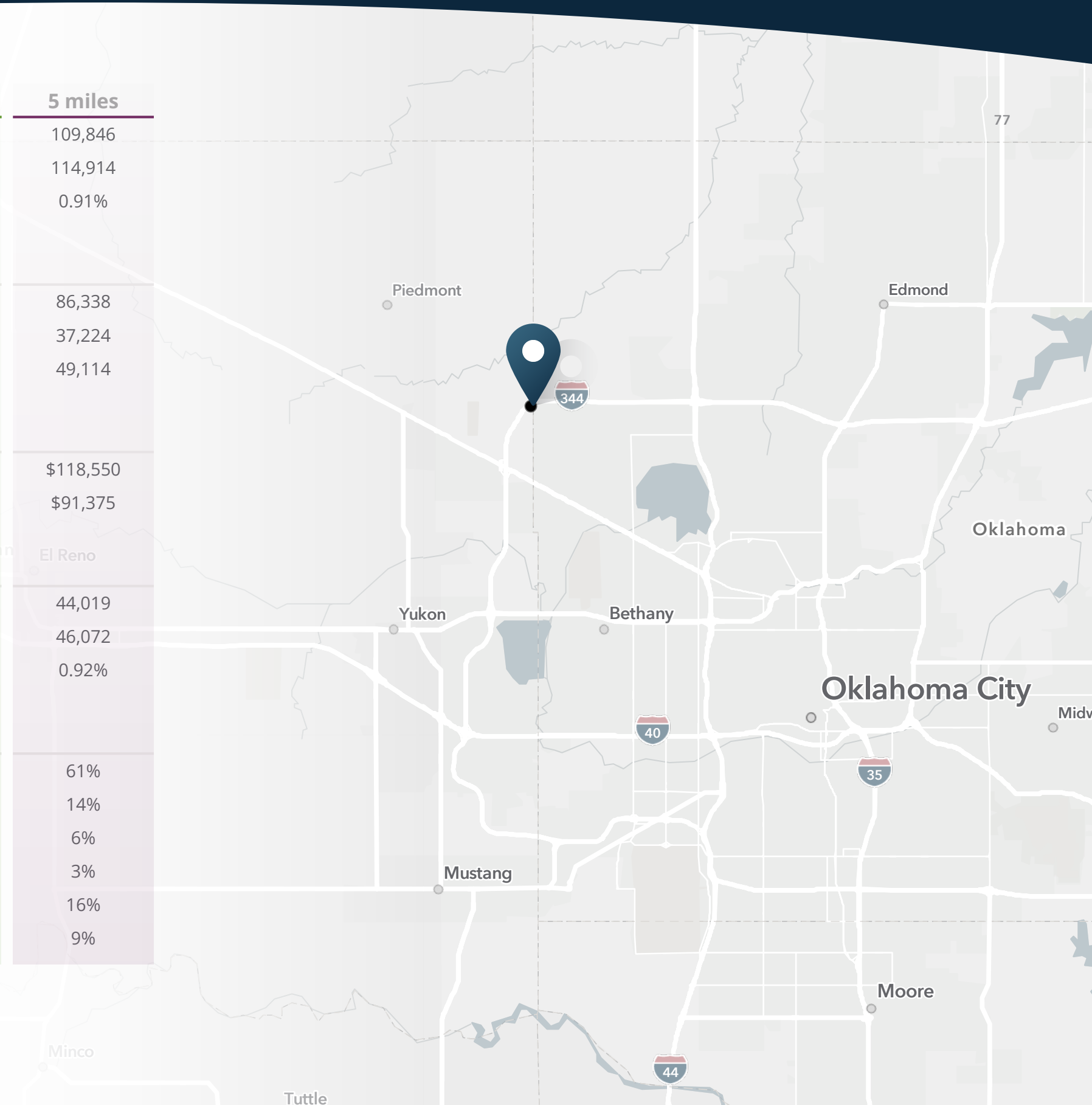
	1 mile	3 miles	5 miles
2025 Est. Average Household Income	\$166,198	\$118,763	\$118,550
2025 Est. Median Household Income	\$134,622	\$95,331	\$91,375

Households & Growth

	1 mile	3 miles	5 miles
2025 Estimated Households	1,363	18,209	44,019
2030 Estimated Households	1,432	19,000	46,072
Proj. Annual Growth 2025 to 2030	0.99%	0.85%	0.92%

Race & Ethnicity

	1 mile	3 miles	5 miles
2025 Est. White	67%	62%	61%
2025 Est. Black or African American	8%	13%	14%
2025 Est. Asian or Pacific Islander	8%	7%	6%
2025 Est. American Indian or Native Alaskan	3%	3%	3%
2025 Est. Other Races	14%	15%	16%
2025 Est. Hispanic (Any Race)	7%	9%	9%





OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Buyer Brokerage Agreement | <input type="checkbox"/> Listing Brokerage Agreement | <input type="checkbox"/> Option Agreement       |
| <input type="checkbox"/> Sales Agreement           | <input type="checkbox"/> Exchange Agreement          | <input checked="" type="checkbox"/> Other _____ |

**1. Duties and Responsibilities.** A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
- B. unless specifically waived in writing by a party to the transaction:
  - 1) receive all written offer and counteroffers;
  - 2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
  - 3) present timely all written offers and counteroffers.
- C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
- D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
- E. timely account for all money and property received by the Broker;
- F. keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a Broker without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
  - 1) that a party or prospective party is willing to pay more or accept less than what is being offered,
  - 2) that a party or prospective party is willing to agree to financing terms that are different from those offered,
  - 3) the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and
  - 4) information specifically designated as confidential by a party unless such information is public.
- G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
- H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
- I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

**2. Brokerage Services provided to both parties to the transaction.** The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction. This could occur when a Firm has contracted with a Seller to sell their property and a prospective Buyer contacts that same Firm to see the property. If the prospective Buyer wants to make an offer on the property, the Firm must now provide a written notice to both the Buyer and Seller that the Firm is now providing brokerage services to both parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each party.

**3. Broker providing fewer services.** If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

**4. Confirmation of disclosure of duties and responsibilities.** The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Print Name) \_\_\_\_\_ (Signature) \_\_\_\_\_

(Print Name) \_\_\_\_\_ (Signature) \_\_\_\_\_





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