



PRICE: \$10,000/MONTH (FULL TRACT) – \$2,500/MONTH (10 AC TRACT)

NWC OF 149TH & MERIDIAN

Oklahoma City, OK 73173

Jake Wilburn

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PRICE: \$10,000 SF/MONTH (FULL TRACT) – \$2,500/MONTH (10 AC TRACT)

PROPERTY SUMMARY

NWC of 149th & Meridian



Property Description

Introducing a rare industrial outdoor storage opportunity in South Oklahoma City. Positioned at the northwest corner of SW 149th & Meridian—just a quarter mile west of I-44—this ±50.97-acre tract offers a highly accessible and flexible solution for users needing yard space, equipment storage, fleet parking, or laydown operations.

The property's floodplain designation makes it ideally suited for low-improvement uses, creating a cost-effective option for contractors, logistics companies, and industrial users seeking functional space without the expense of traditional development.

The site can be demised into ±10-acre parcels or leased in its entirety, providing scalability to accommodate a wide range of operational needs. Its proximity to I-44 allows for efficient connectivity across the Oklahoma City metro, supporting seamless movement of vehicles, equipment, and materials.

Whether you need overflow yard, long-term storage, or a strategic staging location, this site delivers flexibility, access, and value in one of South OKC's key industrial corridors.

Property Highlights

- 8" City Water Line Located ±300 Yards North
- Six (6) Water Wells On-Site
- Flexible Acreage Configurations Available
- Immediate Access to I-44 (±0.25 Miles)
- Competitive, Below-Market Lease Rates

Offering Summary

Gross Lease Rate:	\$10,000/month (Full Tract) \$2,500/month (10 AC Tract)
Available SF:	50.97 Acres
Lot Size:	50.97 Acres

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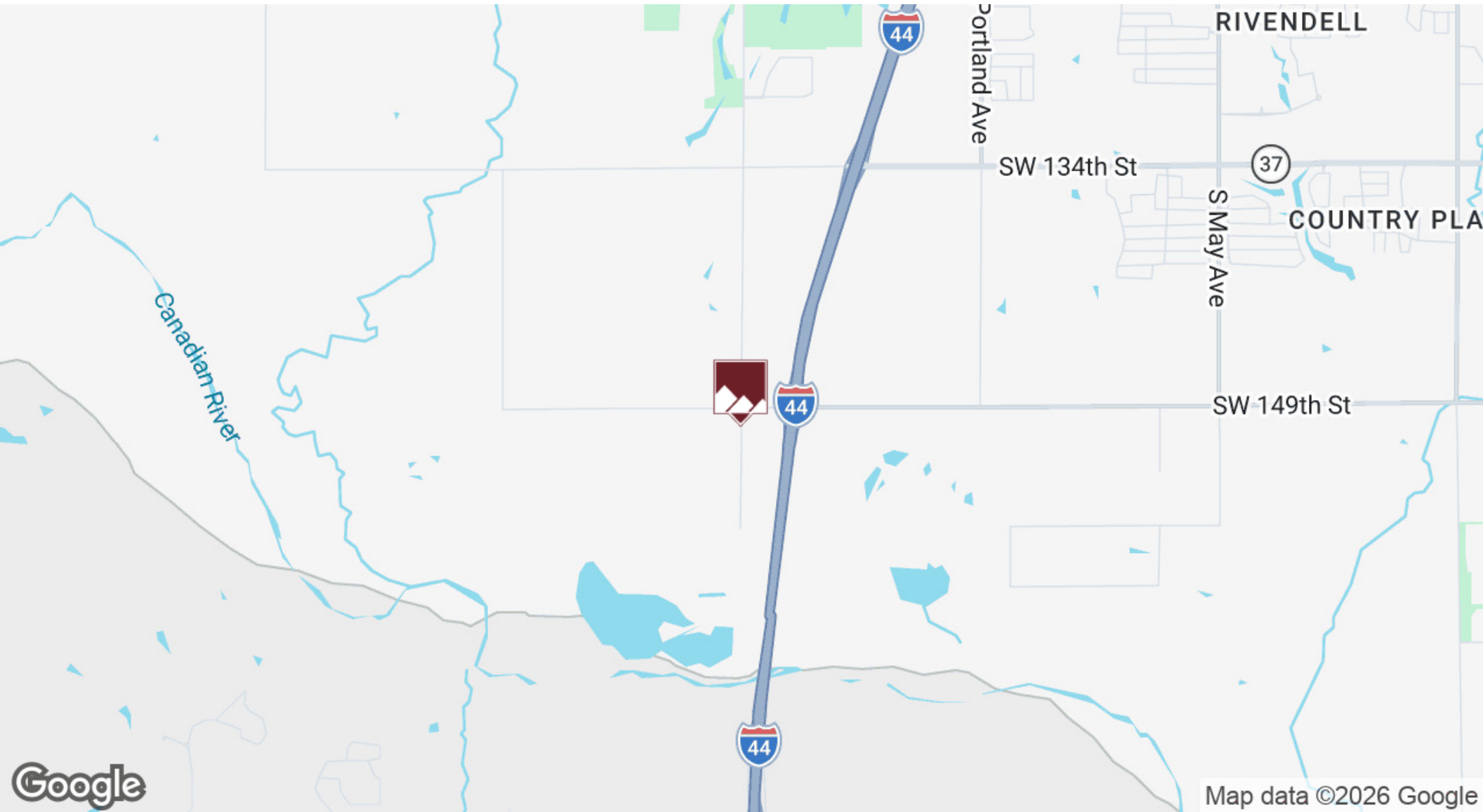
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LOCATION MAP

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 **MORIAH**
BROKERAGE SERVICES, LLC

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ADDITIONAL PHOTOS

NWC of 149th & Meridian



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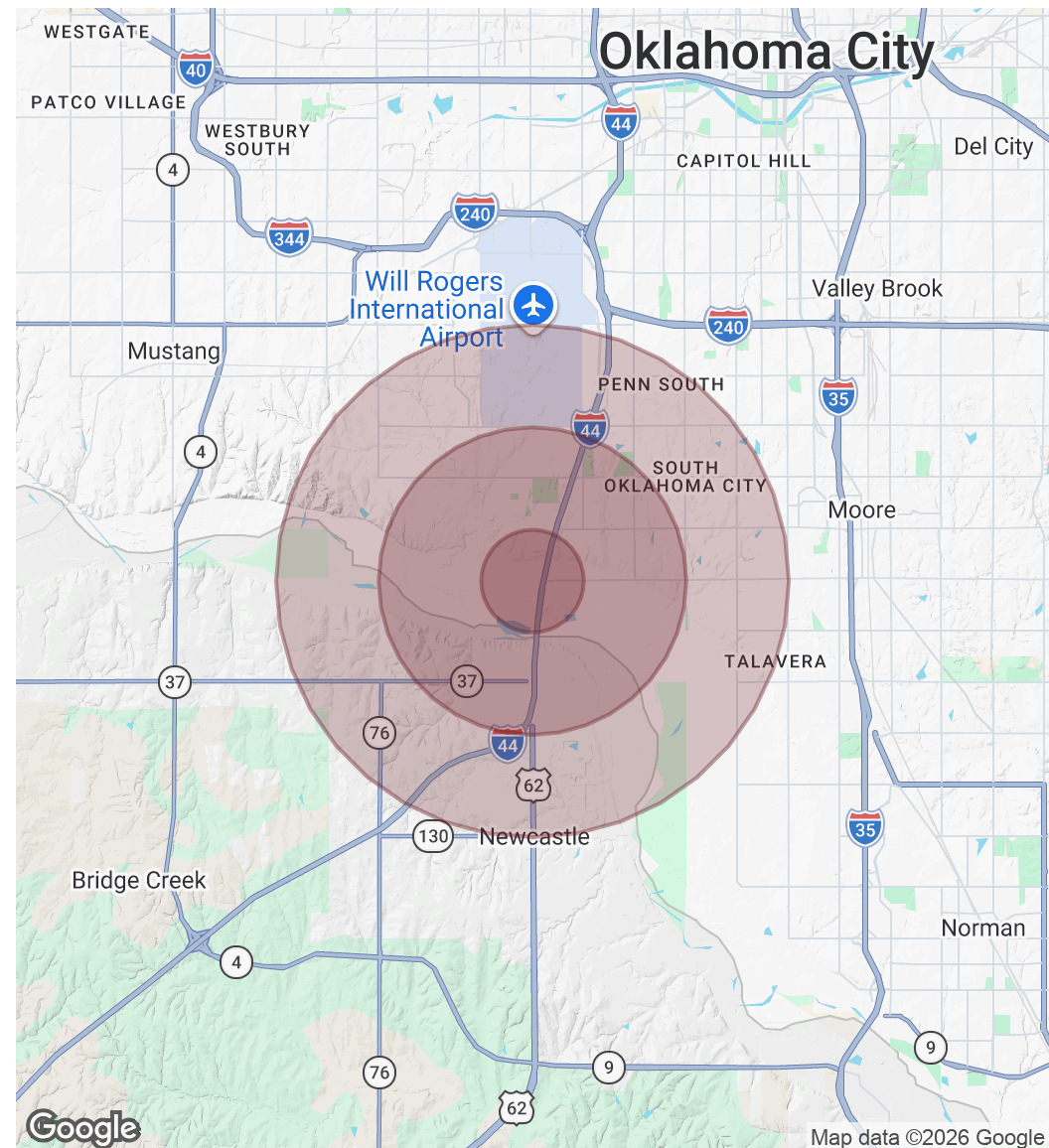
DEMOGRAPHICS MAP & REPORT

NWC of 149th & Meridian

Population	1 Mile	3 Miles	5 Miles
Total Population	961	12,636	64,613
Average Age	36.9	41.6	40.8
Average Age (Male)	36.8	41.9	39.3
Average Age (Female)	37.2	41.8	42.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	313	4,297	25,027
# of Persons per HH	3.1	2.9	2.6
Average HH Income	\$140,050	\$153,896	\$109,957
Average House Value	\$310,510	\$317,941	\$261,274

2023 American Community Survey (ACS)



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