

## 12700 N EASTERN

## OKLAHOMA CITY, OK 73131



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### PROPERTY HIGHLIGHTS

- Prime location near Kilpatrick Turnpike and Chisholm Creek development.
- Expansive 106-acre property with ample space for a mixed-use development.
- Convenient access to Oklahoma City's urban core and its amenities.
- Current zoning allows for a wide range of potential uses.
- Represents one of the last opportunities for development along the Turnpike.

### PROPERTY DESCRIPTION

Located on Eastern Avenue, just south of the Kilpatrick Turnpike, this 106-acre property offers a rare opportunity for a mixed-use development. Boasting great connectivity, the property is just a few minutes away from the Chisholm Creek development to the west, as well as just a short drive away from Oklahoma City's urban core. The property's current zoning allows for a myriad of uses, and given its prime location, offers one of the last opportunities for development along the Turnpike.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$12,000,000
<b>Lot Size:</b>	105.66 Acres

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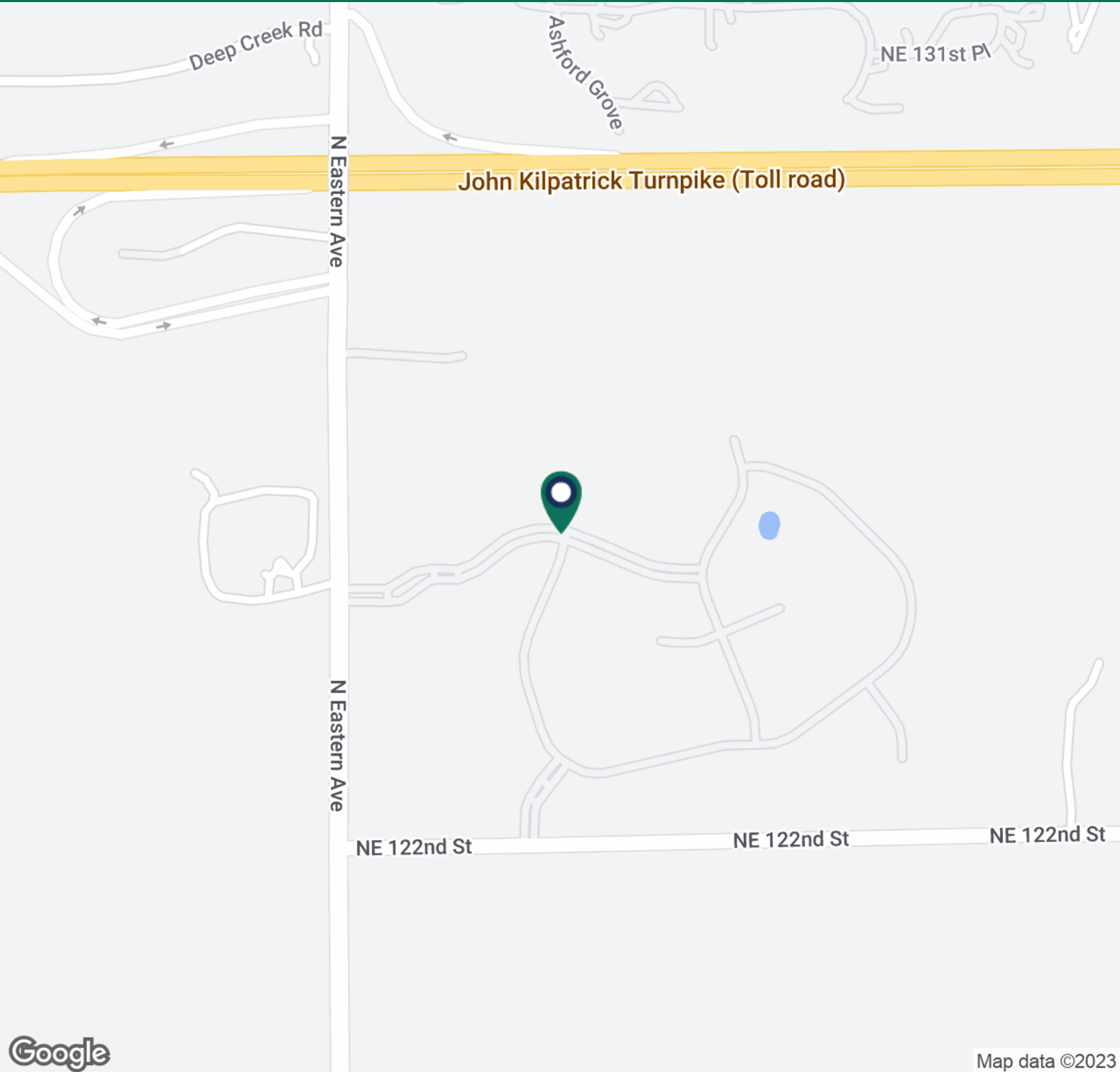
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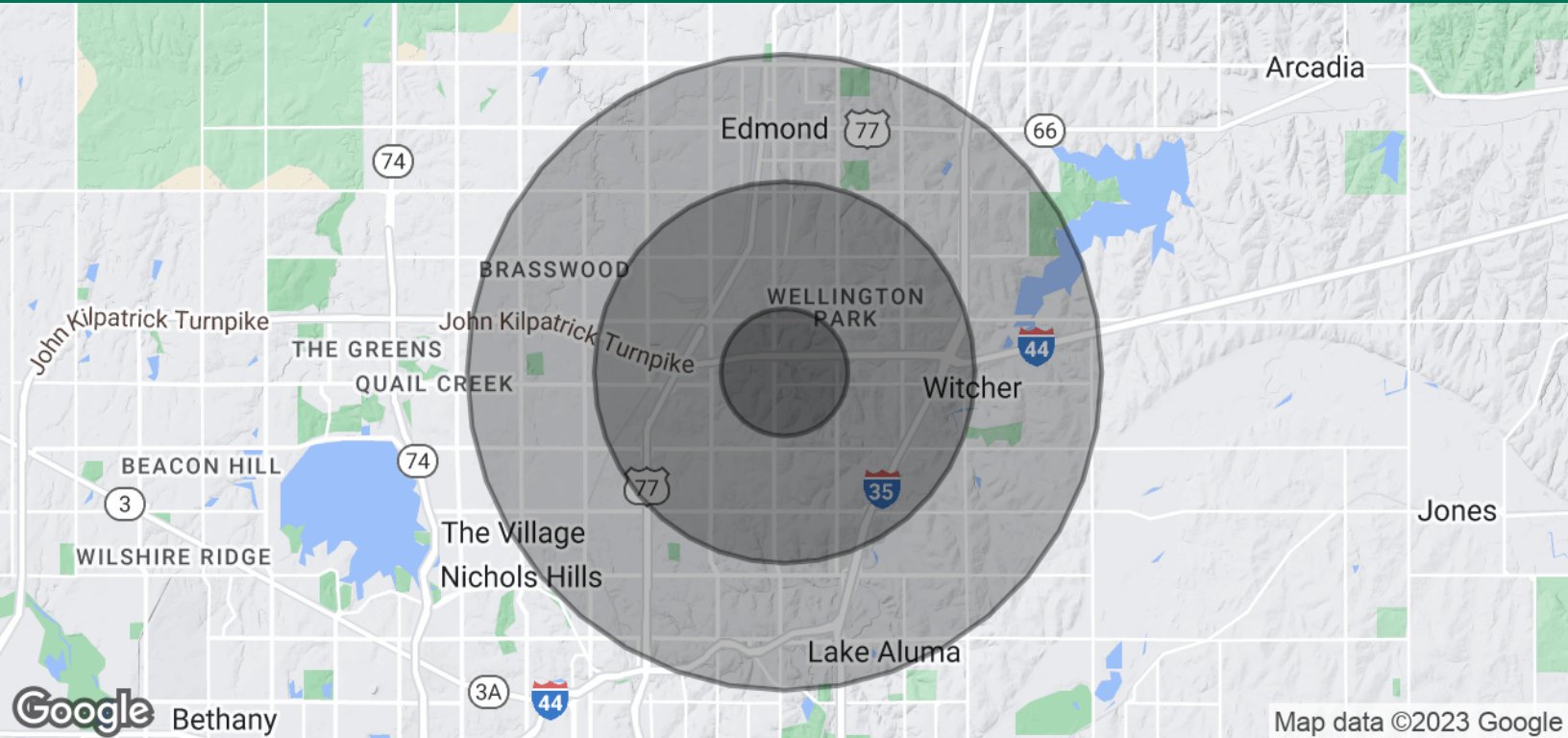
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	570	16,585	89,635
Average Age	49.8	38.9	37.3
Average Age (Male)	55.9	36.7	35.7
Average Age (Female)	47.5	40.5	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	331	7,397	41,428
# of Persons per HH	1.7	2.2	2.2
Average HH Income	\$80,630	\$77,727	\$84,703
Average House Value	\$276,310	\$216,661	\$219,136

\* Demographic data derived from 2020 ACS - US Census

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