

## PRIME DEVELOPMENT LAND

5418 NORTH WESTERN AVENUE OKLAHOMA CITY, OK 73118



### PROPERTY DESCRIPTION

This 2.09-acre parcel is situated at the northeast corner of I-44 and N Western Ave, directly across from Bishop McGuinness High School and near the Chesapeake and Midfirst Bank campuses. Surrounded by popular commercial destinations such as the Classen Curve Shopping Center, The Triangle at Classen Curve, and Nichols Hills Plaza, it offers excellent visibility and accessibility. Its proximity to the I-44/I-235/Broadway Ext interchange, a major commuter route from Edmond to Downtown, enhances its value. Don't miss this opportunity to invest in this strategically located parcel.

### PROPERTY HIGHLIGHTS

- Exceptional visibility and accessibility along Western Ave
- Convenient ingress and egress to and from I-44 in both directions
- Centrally positioned amidst established and vibrant trade zones like Nichols Hills, Crown Heights, and Heritage Hills
- Significant commercial development in the vicinity, including offices, retail, and dining establishments

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,999,999
<b>Lot Size:</b>	2.09 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
<b>Total Households</b>	3,729	15,887	40,783
<b>Total Population</b>	6,584	30,015	79,896
<b>Average HH Income</b>	\$81,971	\$93,318	\$75,969

#### GEORGE WILLIAMS, CCIM

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#### EV ERNST

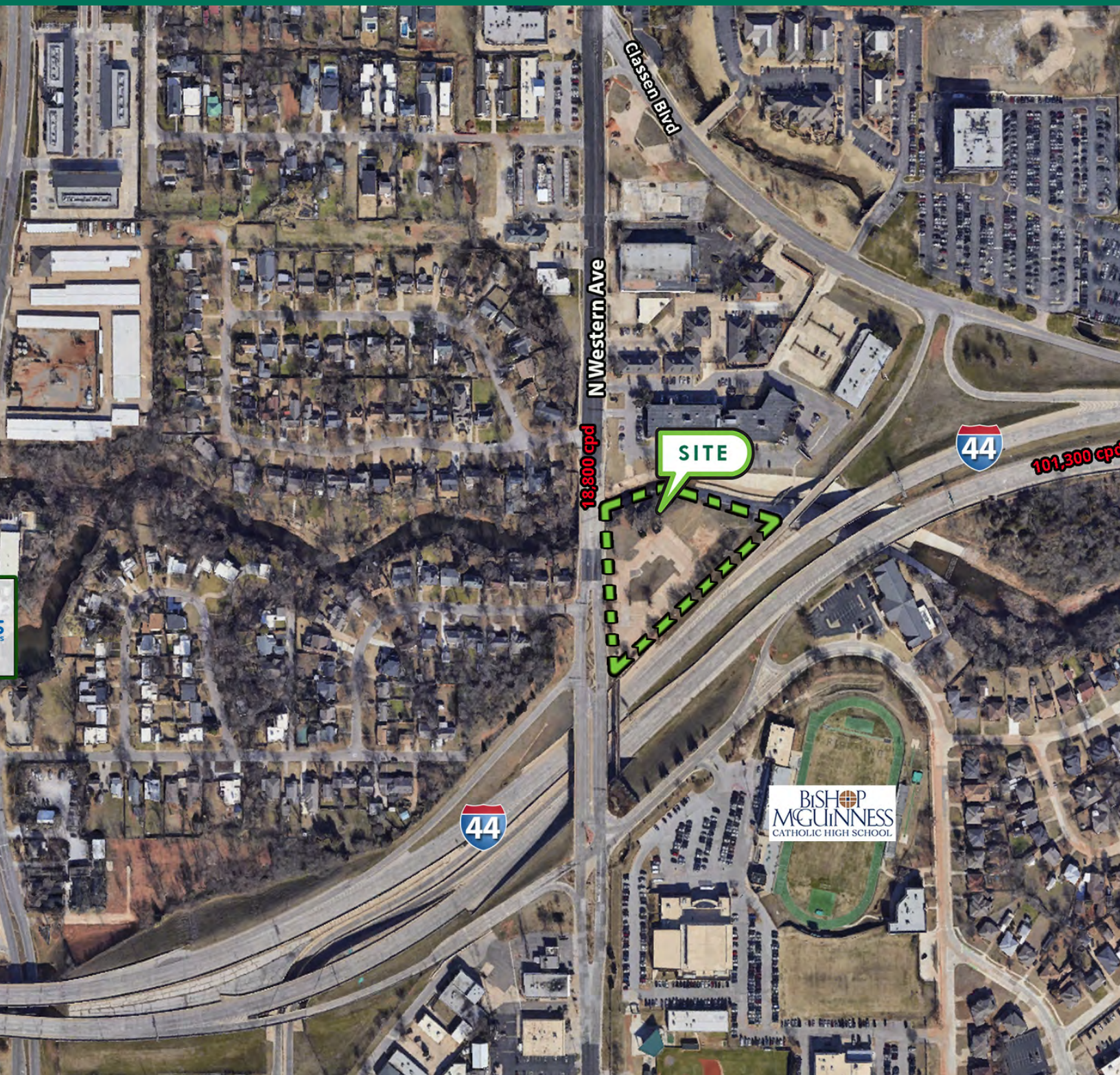
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,584	30,015	79,896
Average Age	36.7	37.4	36.3
Average Age (Male)	35.8	37.6	36.5
Average Age (Female)	35.5	36.7	36.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,729	15,887	40,783
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$81,971	\$93,318	\$75,969
Average House Value	\$184,858	\$244,486	\$204,441

\* Demographic data derived from 2020 ACS - US Census

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