

436 SOUTHWEST 89TH STREET

OKLAHOMA CITY, OK 73139



PROPERTY DESCRIPTION

The Pad Site has up to 1.24 acres available and can be divided. The land is located SEC of SW 89th and Walker in Oklahoma City.

The location is surrounded by national retailers, restaurants, retail shopping and convenient highway access. The site also benefits from heavy traffic volume with over 30,000 VPD on SW 89 and over 22,000 VPD on S Walker. Sale, build to suit or ground lease options are available.

OFFERING SUMMARY

Sale Price	\$1,081,000
Ground Lease	Negotiable
Lot Size:	1.24 Acres

TRAFFIC COUNTS

SW 89th	east, west	30,485
S Walker Ave	north, south	22,074

GEORGE WILLIAMS, CCIM

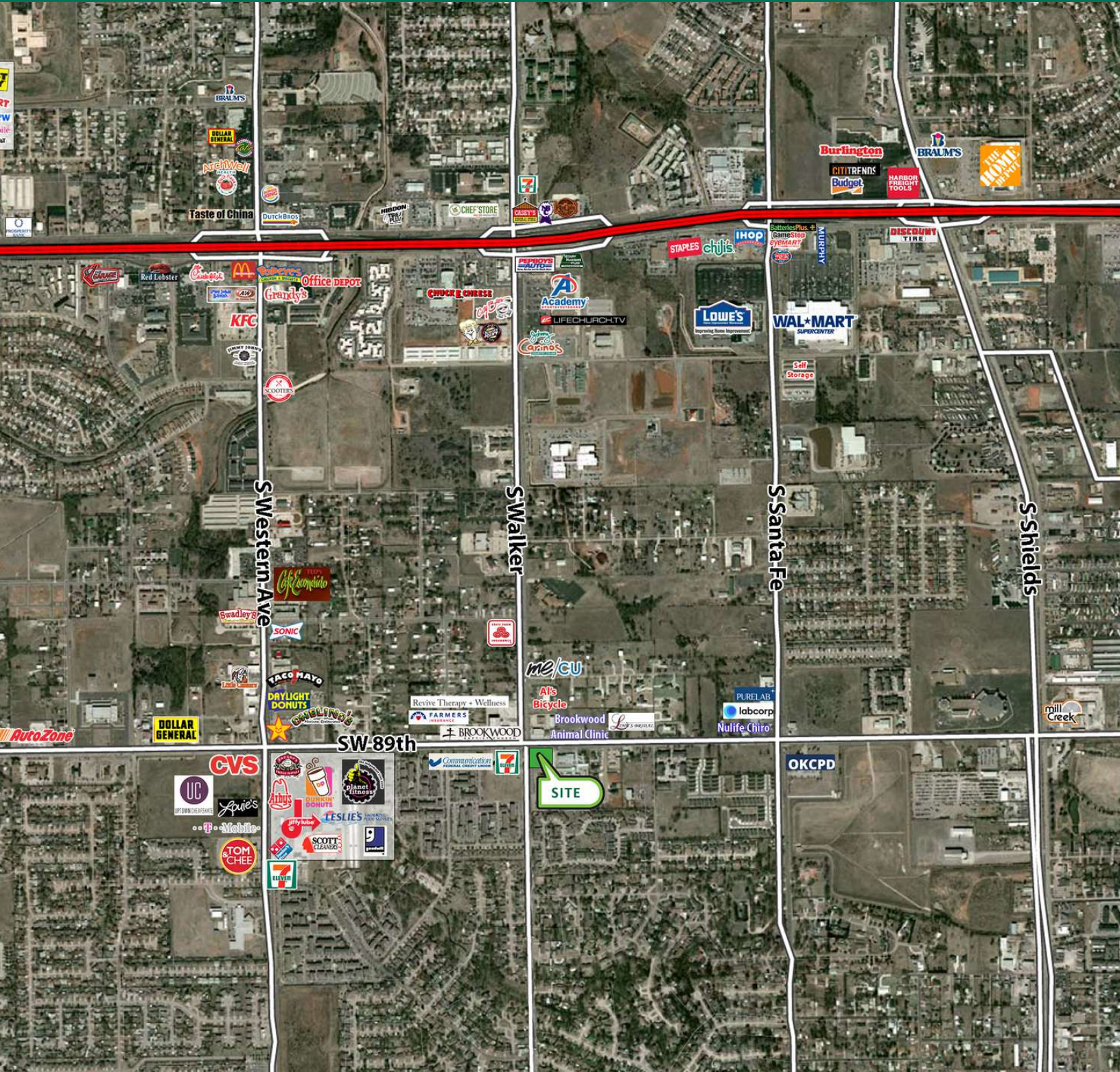
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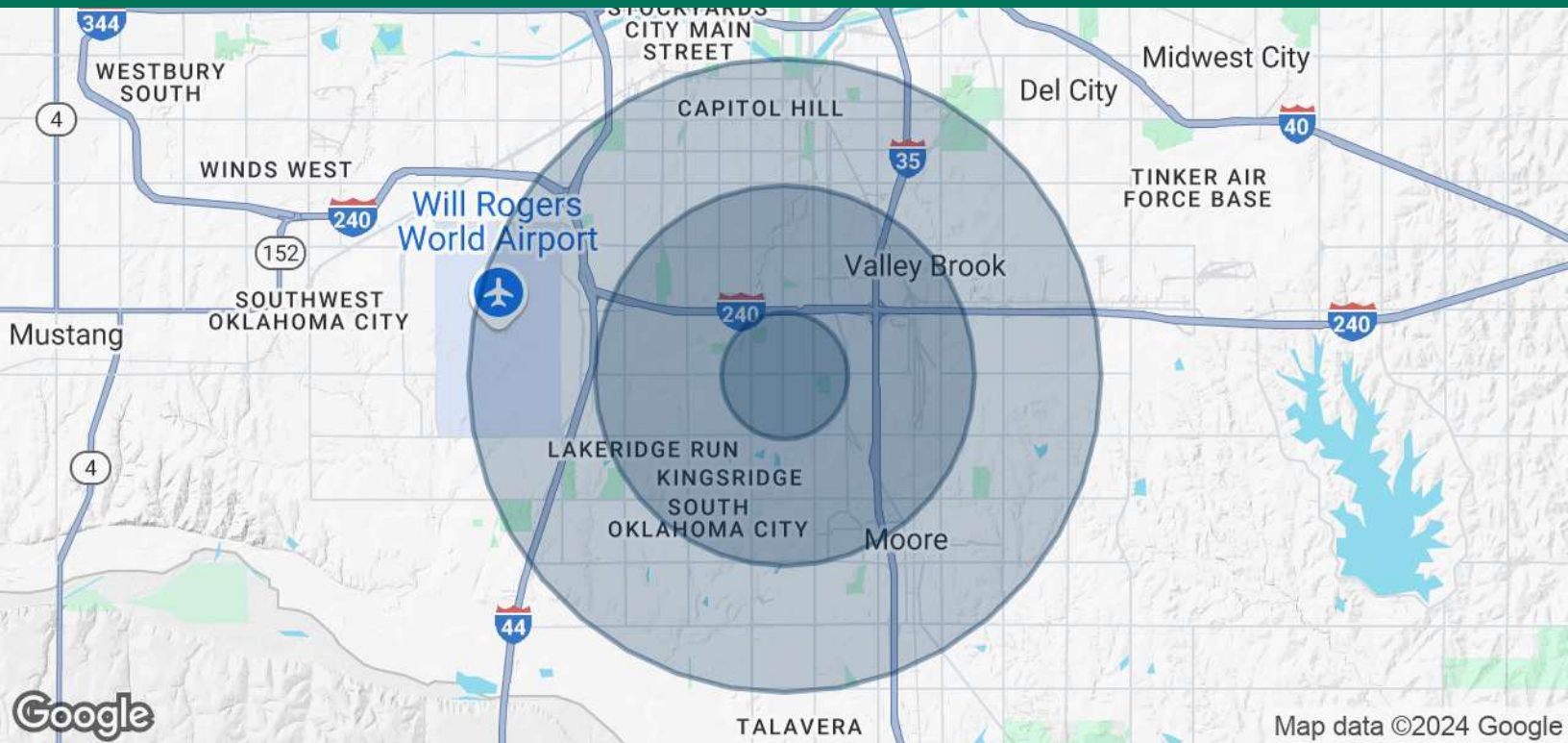
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,391	102,766	221,479
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	41	39	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,744	39,916	81,942
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$68,230	\$69,723	\$74,045
Average House Value	\$229,062	\$190,314	\$191,946

Demographics data derived from AlphaMap

10082024

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