

Lots for Sale

11035 NE 23rd Street, Nicoma Park, OK 73066



LAND SPACE NOW AVAILABLE

Sale Price: \$295,000 for both lots
Owner will not divide

Lot Size: Two lots totaling approximately
3.326 Acres
Approximately 322' x 450'

Zoning: Residential

Cross Streets: Northeast 23rd Street & North
Westminster Road

PROPERTY OVERVIEW

Excellent access from frontage on N.E. 23rd Street. The property is located in Nicoma Park with sewer access on east property line.

The city is expecting to install a waterline along N.E. 23rd Street in 2016.

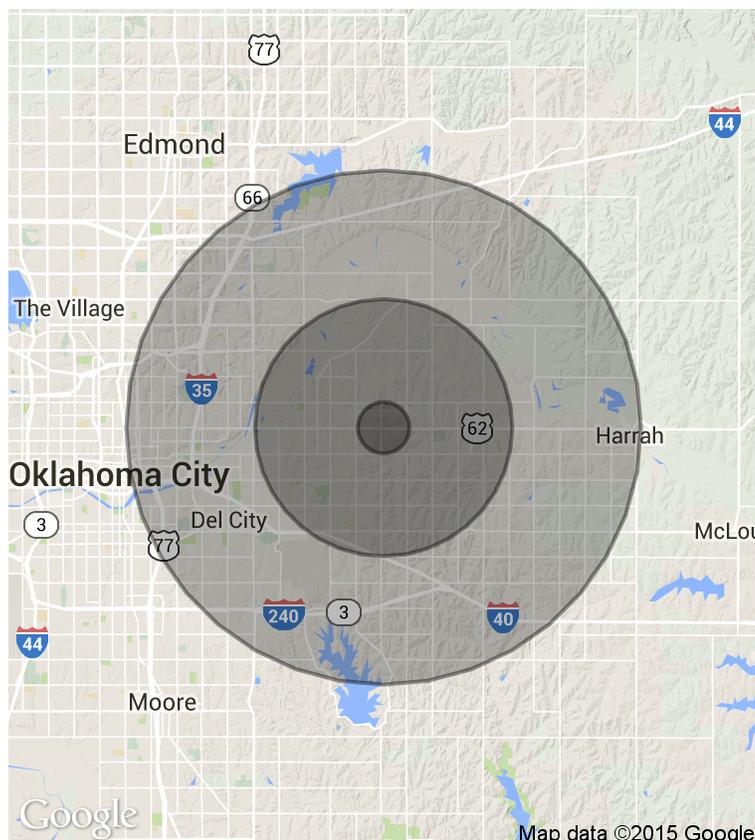
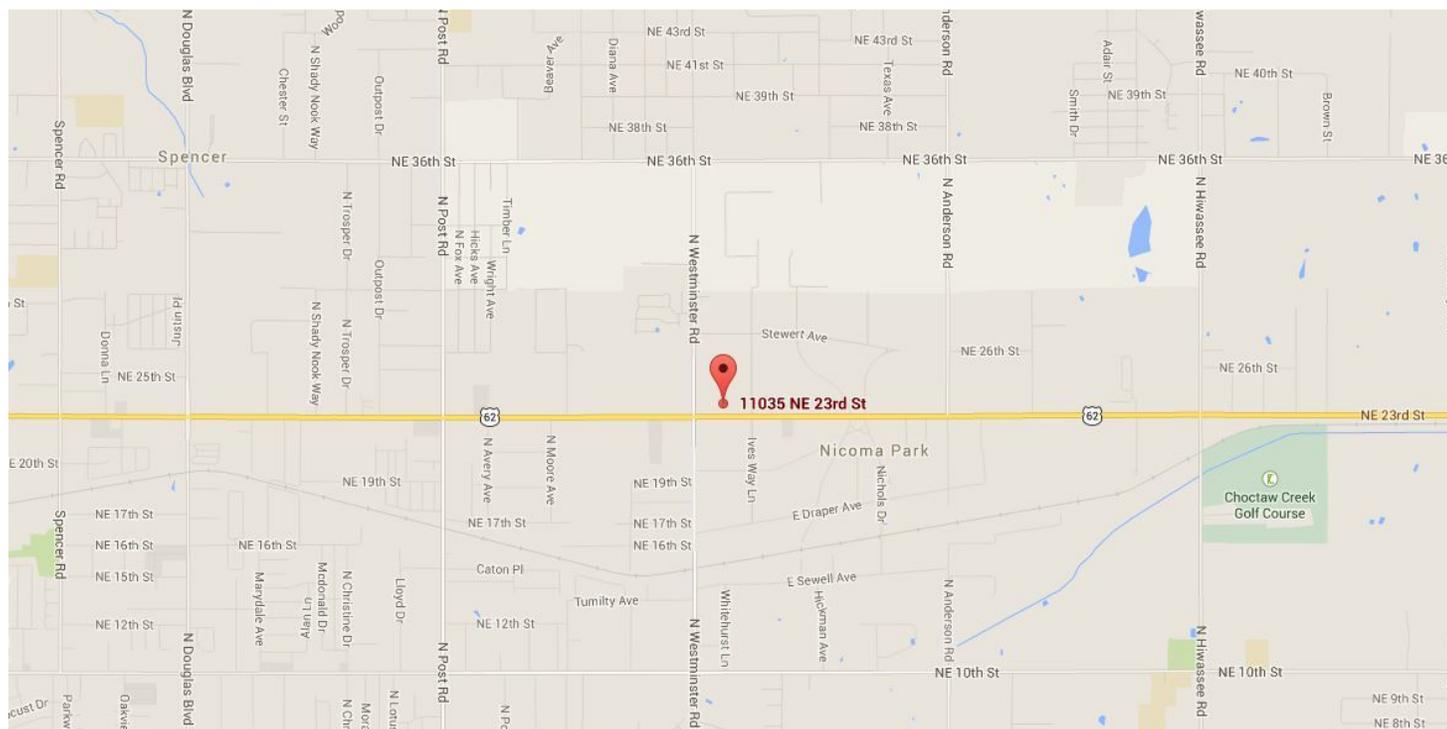
LOCATION OVERVIEW

Located just west of the NW corner of N.E. 23rd Street and Ives Way in the city of Nicoma Park.

FOR MORE INFORMATION, CONTACT

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	178,855
Population Density	178,855
Median Age	36.6
Median Age (Male)	35.4
Median Age (Female)	37.7
Total Households	70,245
# of Persons Per HH	2.5
Average HH Income	\$57,737
Average House Value	\$118,208

TRAFFIC COUNTS (per ACOG)

Address	Direction	#
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.