

OFFICE SITE - THE VILLAGE

11316 N PENNSYLVANIA AVE OKLAHOMA CITY, OK 73120



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 11316 N Pennsylvania Ave, Oklahoma City, zoned C-3 for maximum flexibility. This strategically located property in the north area offers a promising canvas for a wide range of commercial ventures. Ideal for investors seeking a versatile plot for a landmark office or mixed-use development, the property's zoning and location set the stage for success. With its potential for high visibility and accessibility, this offering presents a compelling opportunity to capitalize on the growing demand for commercial real estate in a vibrant and dynamic market. Excellent location for medical or general office or retail user.

PROPERTY HIGHLIGHTS

- Utilities to site
- Ideal size for free standing building
- High Traffic location
- Adjacent to great educational uses

OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	0.7520 Acres

CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416

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LEGAL DESCRIPTION

South Tract - 11316 N PENNSYLVANIA AVENUE, OKLAHOMA CITY, OKLAHOMA

A tract of land lying in the South Half of the Northwest Quarter of the Southwest Quarter (S/2-NW/4-SW/4) of Section Twenty (20), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the Southwest corner of said S/2-NW/4-SW/4;

THENCE North 00°00'00" East (North), along the west line of said S/2-NW/4-SW/4, a distance of 387.56 feet to the POINT OF BEGINNING;

THENCE continuing North 00°00'00" East (North), along said west line, a distance of 136.50 feet;

THENCE South 89°31'35" East, a distance of 240.00 feet;

THENCE South 00°00'00" West (South), parallel with said west line, a distance of 136.50 feet;

THENCE North 89°31'35" West, a distance of 240.00 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 32,759 square feet or 0.7520 acres, more or less.

The record bearing of North 00°00'00" East (North) as shown on the west line of the Southwest Quarter (SW/4) of Section 20, Township 13 North, Range 3 West, I.M., as described in QUIT CLAIM DEED, recorded in Book 6646, Page 104, Oklahoma County Clerk's Office.

Prepared by:

Justin Smith, PLS No. 1868

Smith Roberts Baldischwiler, LLC

100 N.E. 5th Street

Oklahoma City, OK 73104

(405) 840-7094

Date: June 24, 2024

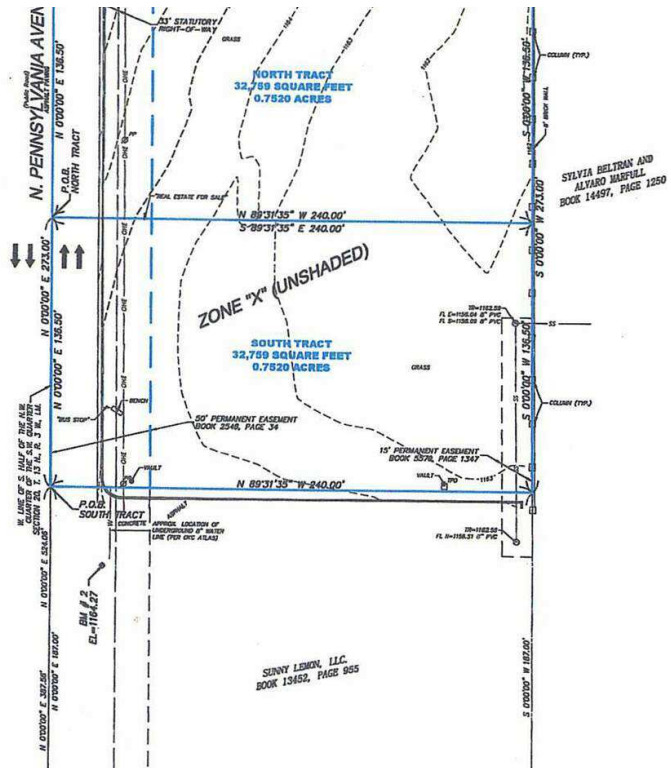
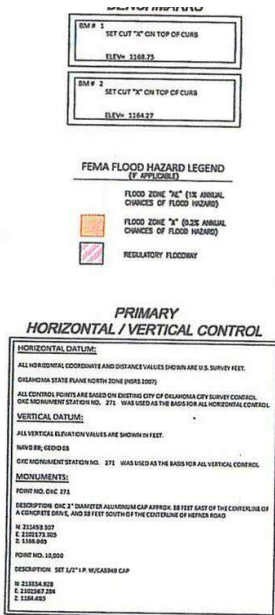
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NORTH TRACT LEGAL DESCRIPTION:
A tract of land lying in the South Half of the Northwest Quarter of the Southwest Quarter (S0-NW04-Q104) of Township 33 North, Range 23 West of the Indian Meridian, Oklahoma County, Oklahoma as described as follows:
COMMENCING at the Southwest corner of said S0-NW04-Q104;
THENCE North 0°00'00" East (North), along the west line of said S0-NW04-Q104, a distance of 324.00 feet BEGINNING;
THENCE continuing North 0°00'00" East (North), along said west line, a distance of 138.00 feet;
THENCE South 89°31'35" West (South), parallel with said west line, a distance of 240.00 feet;
THENCE South 89°31'35" West (South), parallel with said west line, a distance of 138.00 feet;
THENCE North 89°31'35" West (South), a distance of 240.00 feet to the POINT OF BEGINNING.
Said tract of land contains an area of 32,789 square feet or 0.7920 acres, more or less.

SOUTH TRACT LEGAL DESCRIPTION:
A tract of land lying in the South Half of the Northwest Quarter of the Southwest Quarter (S0-NW04-Q104) of Township 33 North, Range 23 West of the Indian Meridian, Oklahoma County, Oklahoma as described as follows:
COMMENCING at the Southwest corner of said S0-NW04-Q104;
THENCE North 0°00'00" East (North), along the west line of said S0-NW04-Q104, a distance of 327.88 feet BEGINNING;
THENCE continuing North 0°00'00" East (North), along said west line, a distance of 138.00 feet;
THENCE South 89°31'35" West (South), parallel with said west line, a distance of 240.00 feet;
THENCE North 89°31'35" West (South), a distance of 240.00 feet to the POINT OF BEGINNING.
Said tract of land contains an area of 32,789 square feet or 0.7920 acres, more or less.

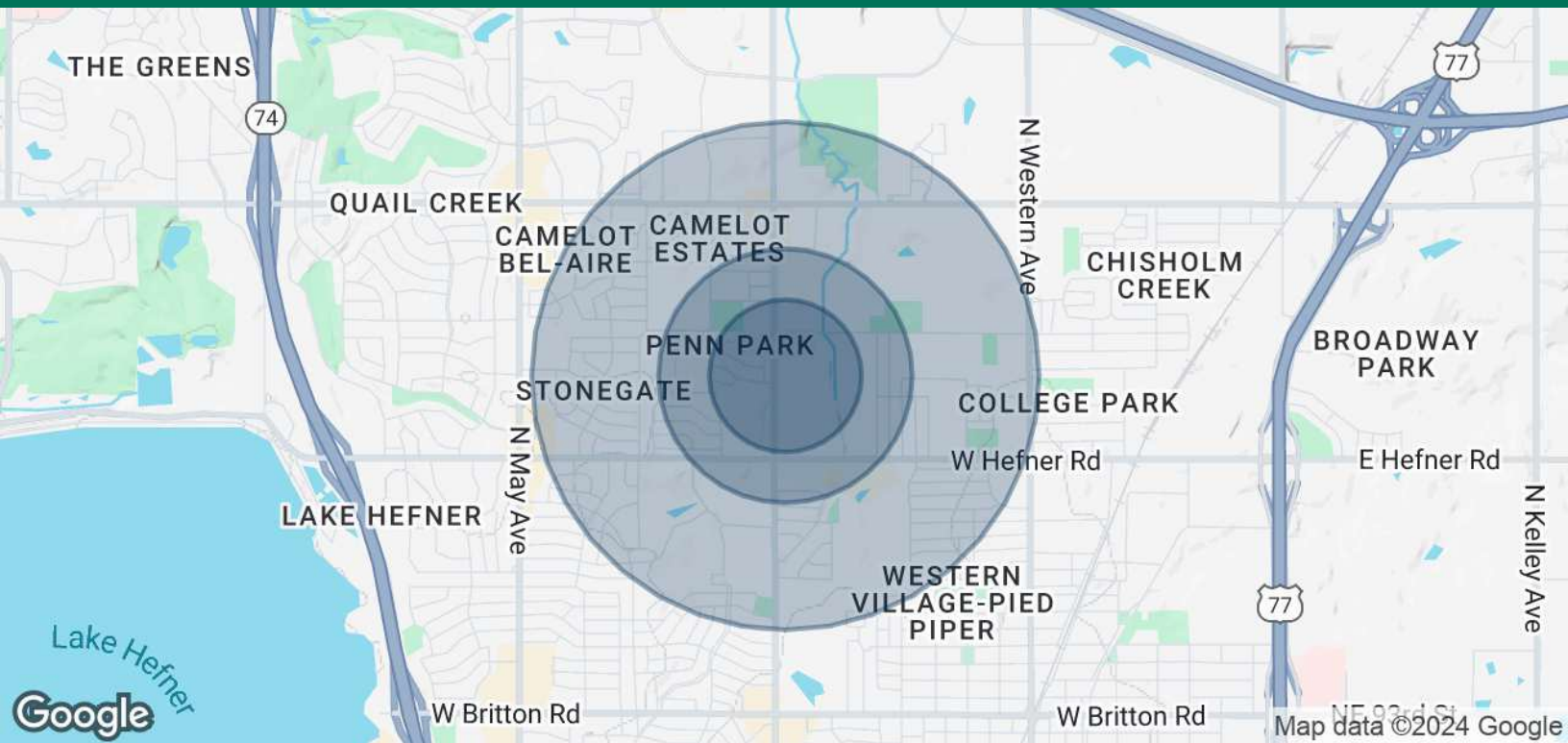
The record bearing of North 0°00'00" East (North) as shown on the west line of the Southwest Quarter (S0-NW04-Q104) Township 33 North, Range 23 West, as described in O&M CLAIMS, recorded in Book 6264, Page 8, Clerk's Office.



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	923	2,994	14,441
Average Age	40	41	40
Average Age (Male)	39	39	38
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	463	1,431	7,071
# of Persons per HH	2	2.1	2
Average HH Income	\$53,361	\$60,313	\$62,027
Average House Value	\$151,783	\$173,185	\$206,931

Demographics data derived from AlphaMap

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