



OFFERING SUMMARY

Sale Price:	\$6,450,000
Available SF:	0 SF
Lot Size:	14.77 Acres
Zoning:	I-2 Scenic River Oversight Design District
Market:	CBD
Submarket:	Scissortail Park
Price / SF:	\$10.03

PROPERTY OVERVIEW

Excellent for Hotel, Office, Retail and Mixed use. Current use is I-2 zoning. Business will be moved prior to possession by the new owner.

PROPERTY HIGHLIGHTS

- This tract lies to the southeast of Scissortail Park and east of shields Blvd. and the BNSF railroad tracks. The area to the west of Shields Blvd. is projected to be commercially developed with a possible southern extension of commercial development between South Robinson and South Shields. Part the parcel fronts on the Oklahoma River south of the Boathouse District. Access is from South Shields Blvd., SE 15th Street South Central Ave. and SW 15th and Interstate 40. Utilities are to the site.

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The information above has been obtained from sources believe 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 to the suitability of the property for your needs.

1200 S. Santa Fe

Oklahoma City, OK 73102



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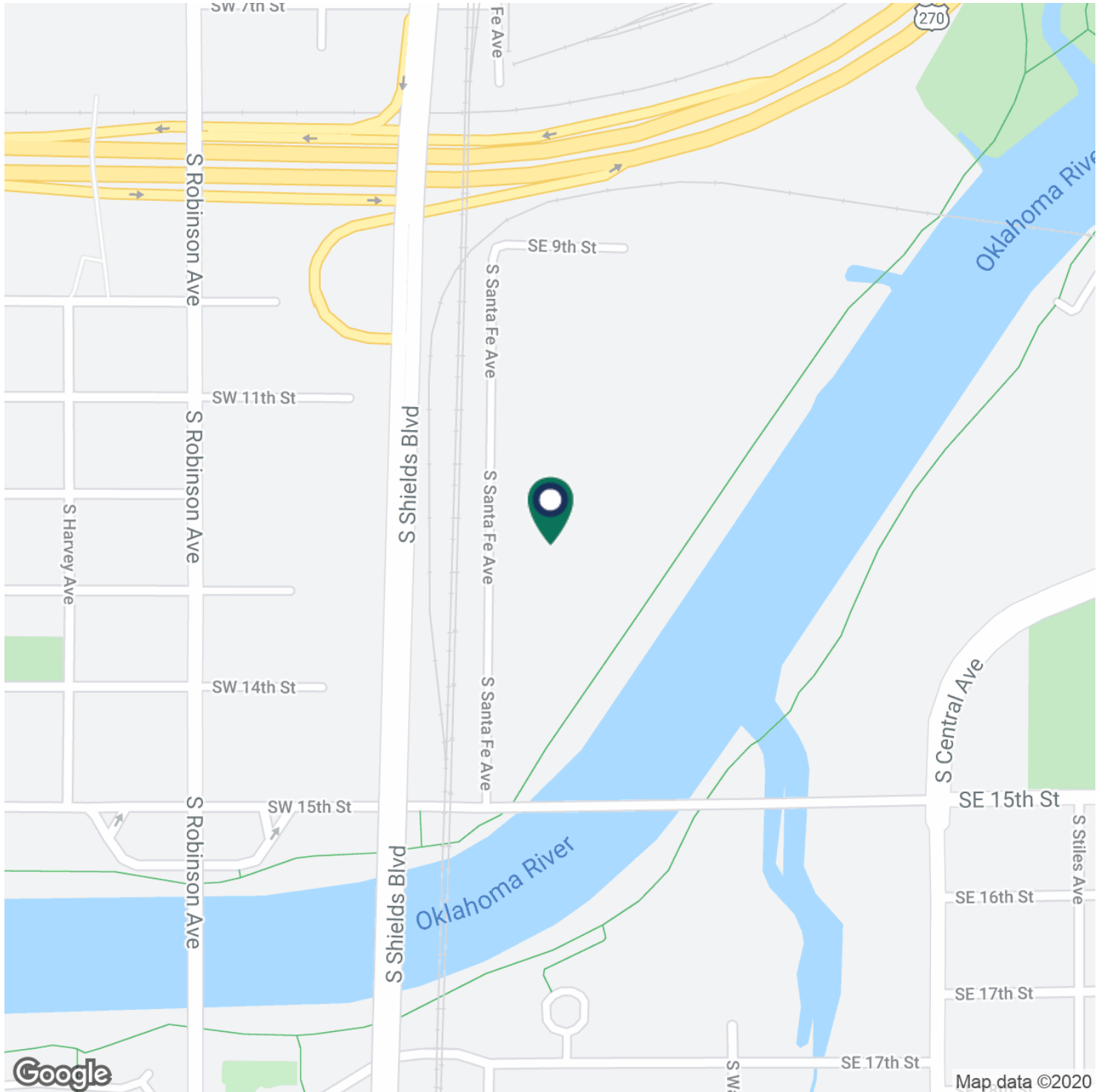
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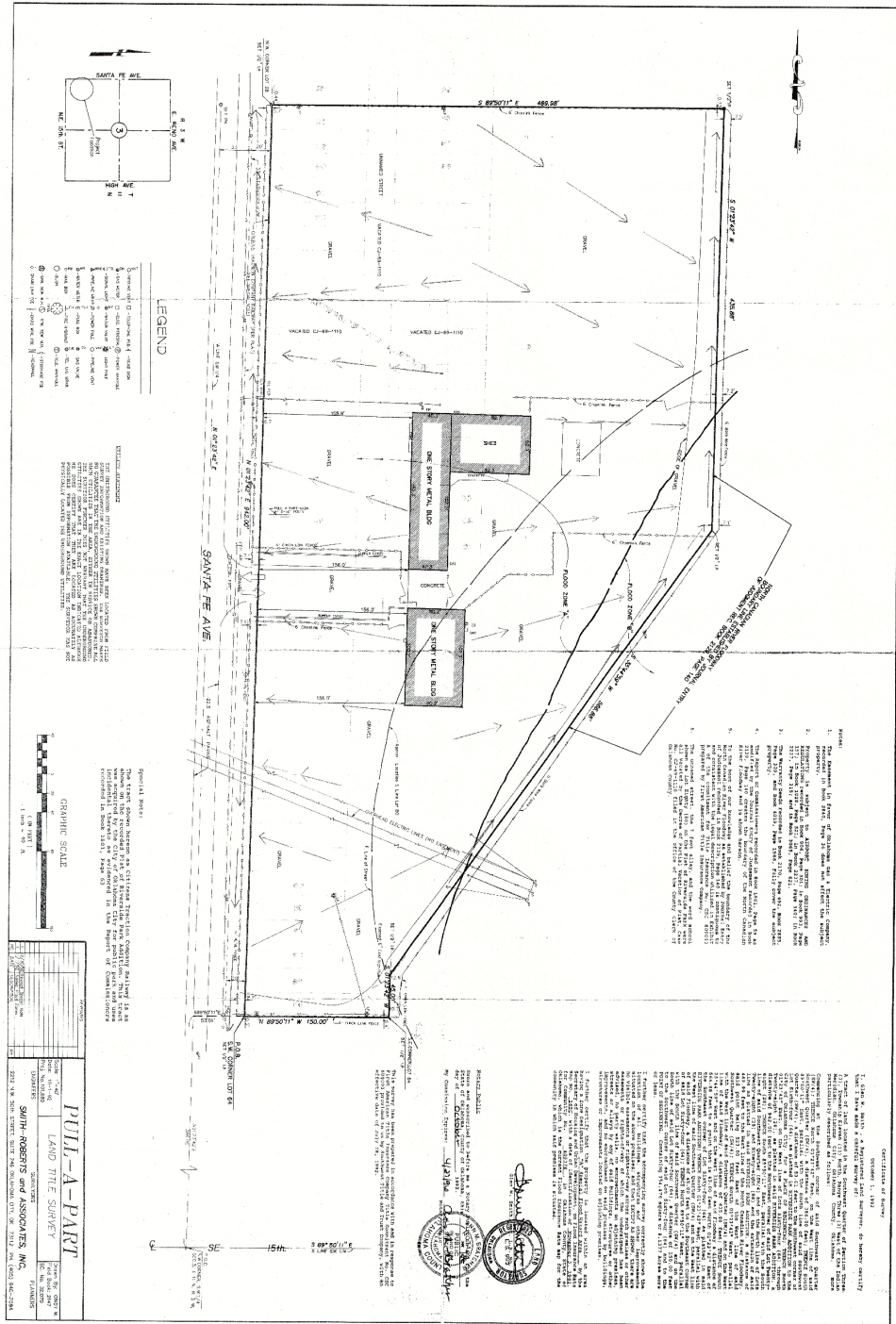


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,493	72,563	211,091
Median age	29.4	30.8	32.4
Median age (Male)	29.2	31.0	32.1
Median age (Female)	30.9	31.1	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,834	25,884	80,021
# of persons per HH	3.0	2.8	2.6
Average HH income	\$30,139	\$38,484	\$40,529
Average house value	\$55,906	\$157,444	\$104,950

* Demographic data derived from 2010 US Census

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