



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	2.5 Acres
Price / SF:	\$11/SF

PROPERTY OVERVIEW

The 2.5 acres is located on the West side of Western Avenue between 122nd Street and Memorial Road. The property is located just south of Top Golf and Chisholm Creek dining and shopping. This site would be best suited for Retail and/or Medical Development with the expanding growth in the area.

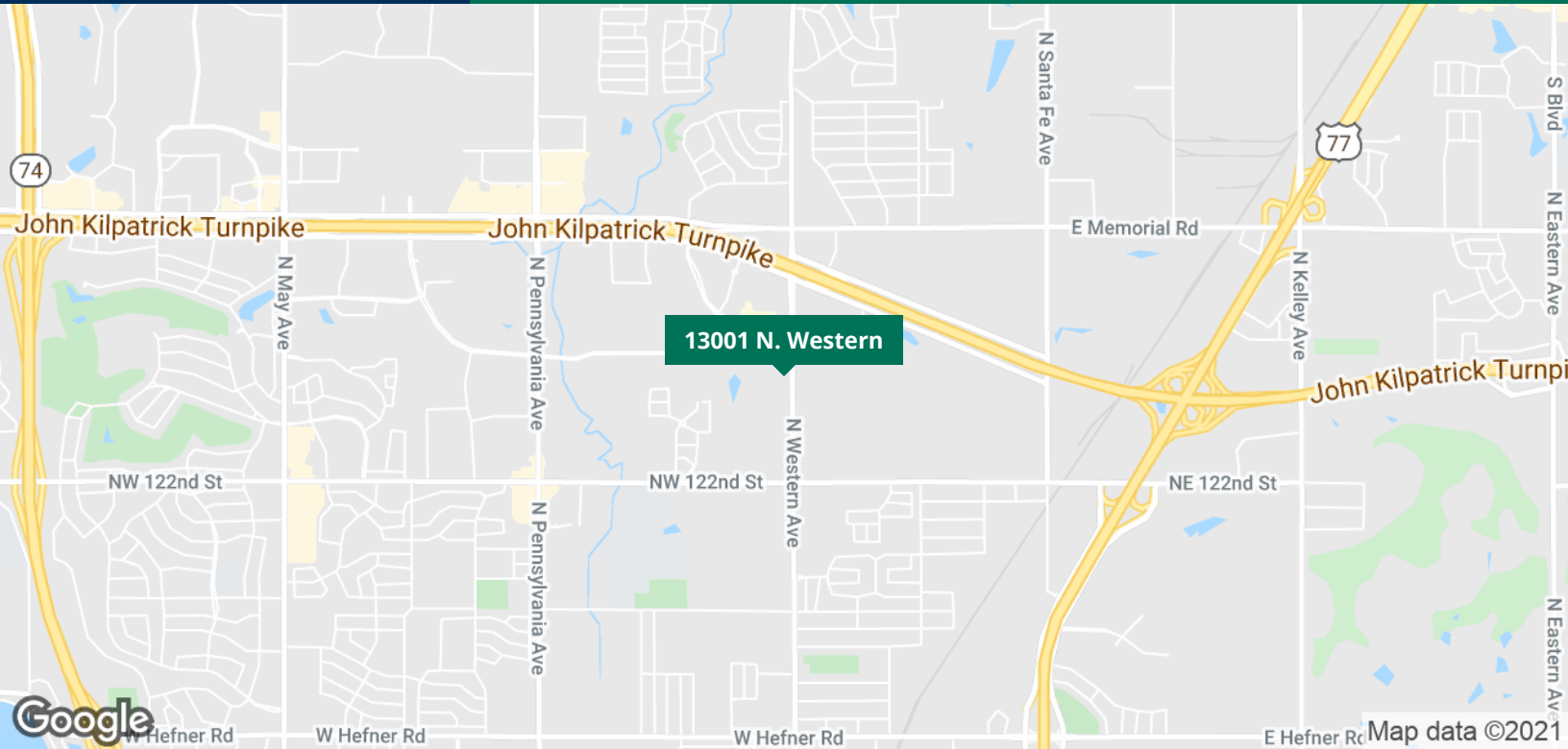
PROPERTY HIGHLIGHTS

- South of Chisholm Creek Development
- Highest concentration of growth for Retail
- Near Kilpatrick Turnpike and Memorial Road
- Low Price Per SF for the area

PHILLIP MAZAHERI, CCIM
405.239.1221
pmazaheri@pricedwards.com
pricedwards.com

Investment Land For Sale

13301 N Western Ave. Oklahoma City, OK



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
Total population	5,214	66,982	155,077
Median age	30.1	32.7	34.8
Median age (Male)	29.3	30.6	32.8
Median age (Female)	31.5	34.2	36.2
Total households	2,474	28,962	65,172
Total persons per HH	2.1	2.3	2.4
Average HH income	\$57,981	\$66,701	\$77,210
Average house value	\$192,581	\$177,898	\$203,302

PHILLIP MAZAHARI, CCIM
405.239.1221
pmazaheri@pricedwards.com
pricedwards.com