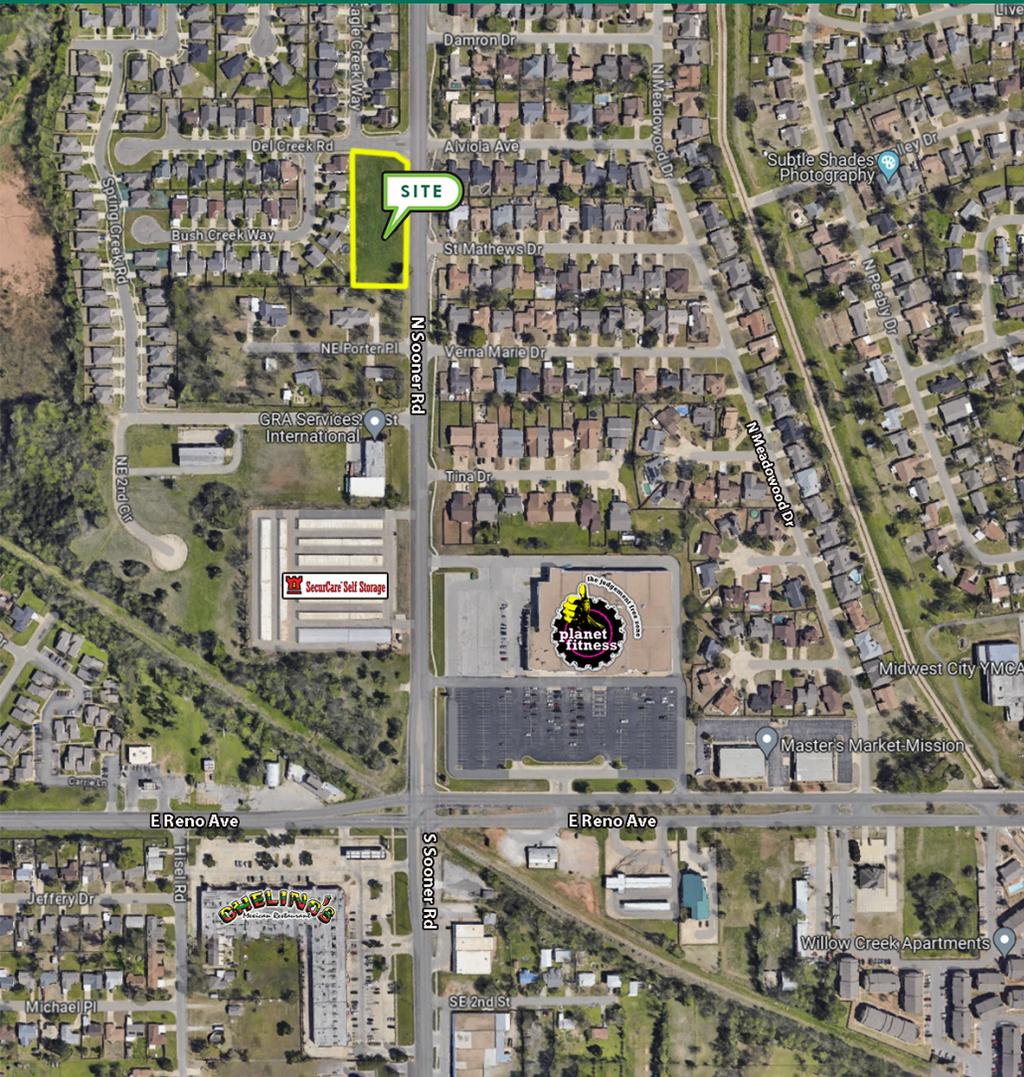


COMMERCIAL DEVELOPMENT LAND

400 BLOCK N SOONER ROAD, OKLAHOMA CITY (DEL CITY), OK 73115



PROPERTY DESCRIPTION

Vacant land zoned AC (Arterial Commercial). Ideal for strip shopping center or offices.

Located north of East Reno on North Sooner Road. Approximately 5 minutes from I-35 and I-40.

OFFERING SUMMARY

Sale Price:	\$85,000
Lot Size:	1.02 Acres
Utilities:	At the site
Dimensions:	Approximately 125' x 390'
Zoning:	AC (Arterial Commercial)
APN#:	R204121530

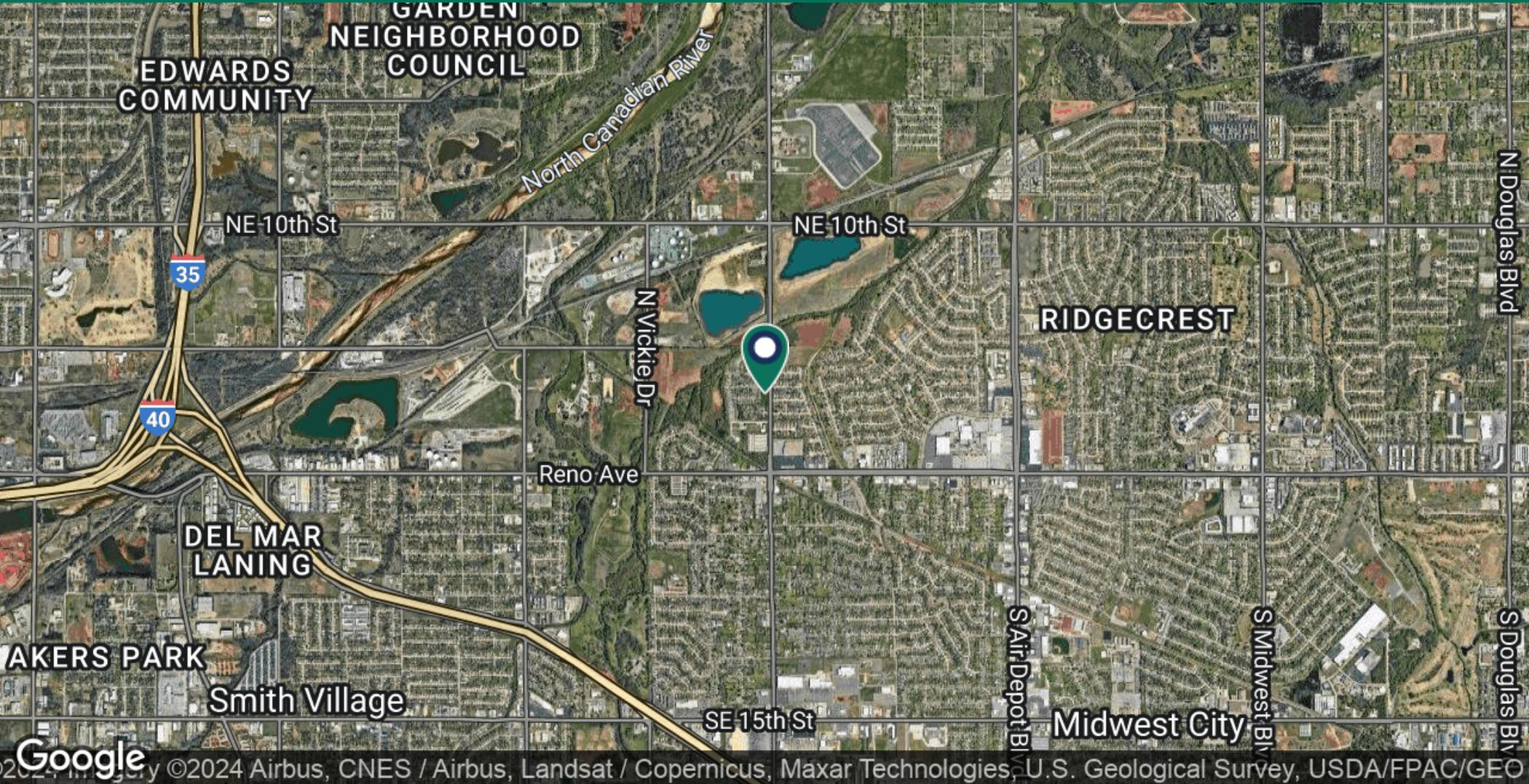
CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416

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COMMERCIAL DEVELOPMENT LAND

400 BLOCK N SOONER ROAD, OKLAHOMA CITY (DEL CITY), OK 73115

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,518	58,811	120,253
Average Age	37.4	34.3	34.4
Average Age (Male)	36.8	33.4	33.0
Average Age (Female)	38.0	35.4	35.8

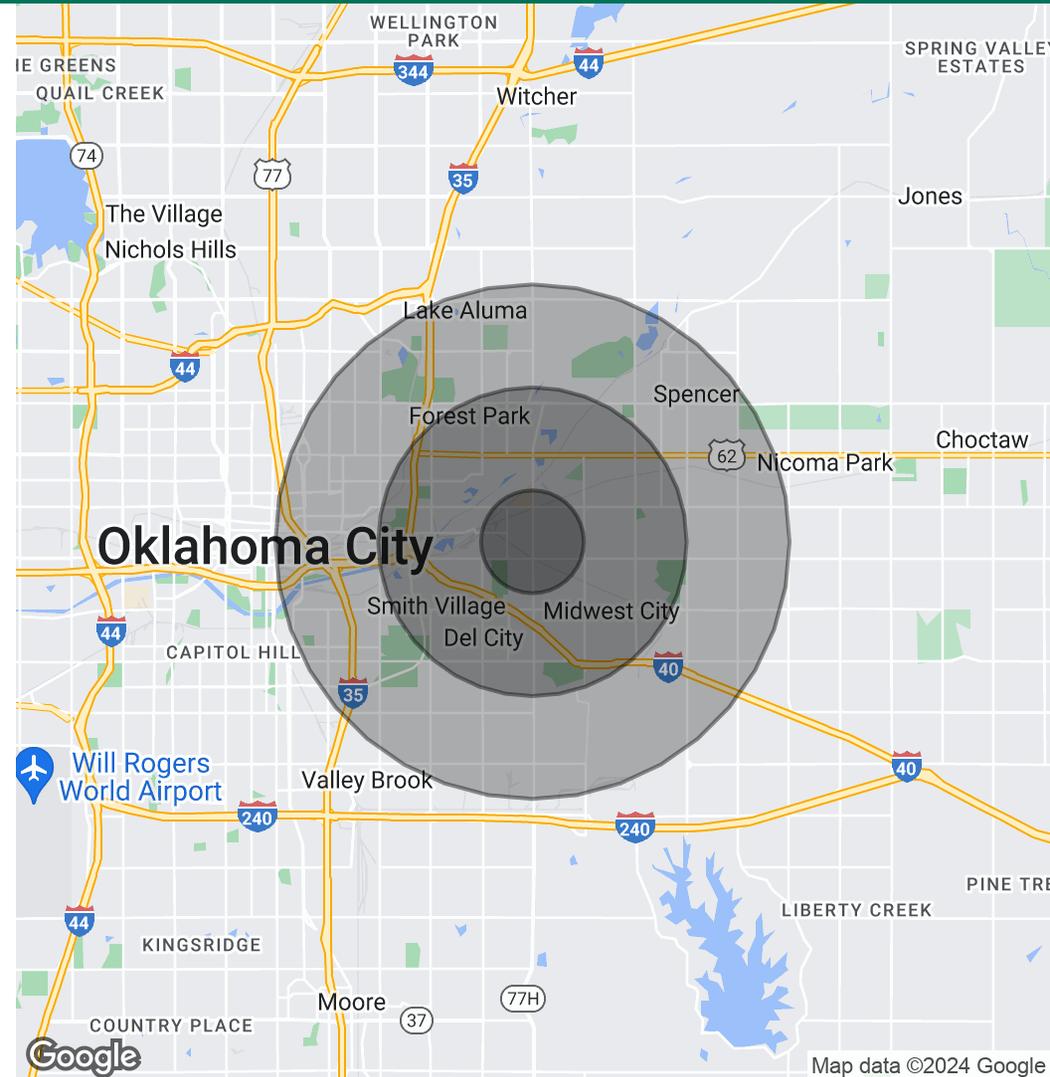
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,234	24,217	48,718
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$57,354	\$46,689	\$45,979
Average House Value	\$107,603	\$92,235	\$93,566

* Demographic data derived from 2020 ACS - US Census

03132024

TRAFFIC COUNTS

N Sooner Road	North	16,610
S Sooner Rd	South	16,436



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