



LAND SPACE NOW AVAILABLE

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| Sale Price: | \$1,800,000 |
| Lot Size: | 0.72 Acres |
| APN #: | R010018760 |
| Market: | CBD |
| Cross Streets: | Robert S Kerr b/t Hudson Ave & Walker Ave |

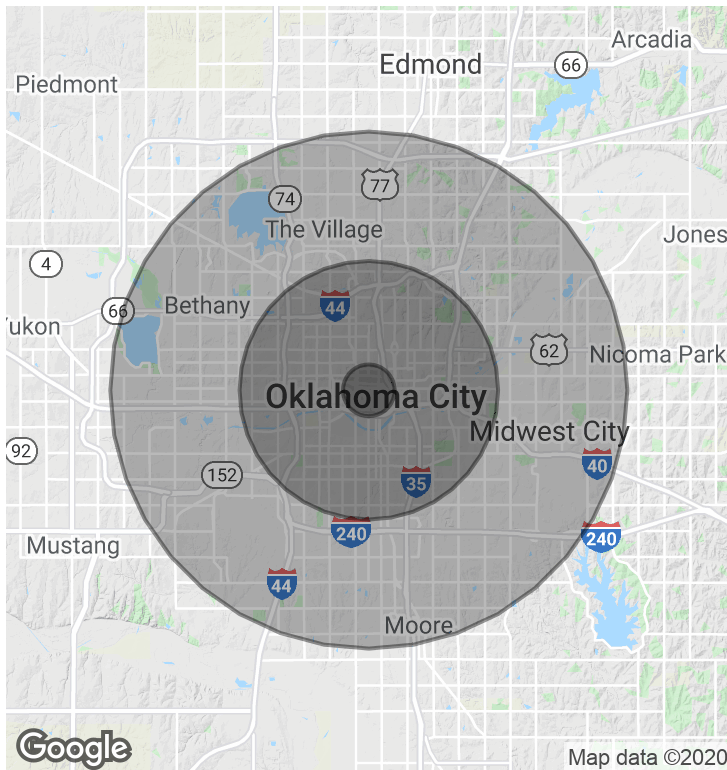
PROPERTY OVERVIEW

The development land is located in the heart of the Central Business District of Oklahoma City. The land could be developed for Office, Multifamily, Hospitality or Retail uses. The property is located directly across from the Oklahoma City Museum of Art, Oklahoma County Courthouse

LOCATION OVERVIEW

The subject property is located in Oklahoma City's booming Central Business District (CBD). The CBD has over 51,000 workers and over 12,000,000 sq ft of leasable office space to-date. Downtown Oklahoma City is the legal, financial, economic, nightlife, and entertainment center of the region. Downtown OKC consists of several urban districts that ring the Central Business District; including the retail oriented A-Alley, the Arts District, the Bricktown Entertainment District, the Deep Deuce residential neighborhood, and the Flatiron District. Unofficial/new areas of downtown OKC include "Lower Bricktown", MidTown urban neighborhood, SOSA, WestTown, Film Row urban district, Farmer's Market, and the new Downtown South "Core-2-Shore" neighborhoods.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

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|---------------------|-----------|
| Total Population | 639,289 |
| Population Density | 639,289 |
| Median Age | 34.1 |
| Median Age (Male) | 33.0 |
| Median Age (Female) | 35.3 |
| Total Households | 255,946 |
| # of Persons Per HH | 2.5 |
| Average HH Income | \$52,819 |
| Average House Value | \$137,183 |

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