

### LAND SPACE NOW AVAILABLE

Sale Price:	\$1,378,500.00
Lot Size:	1.6655 acres (72,549.46sf)
APN #:	
Zoning:	PUD Commercial
Market:	Oklahoma City
Sub Market:	Memorial Road
Cross Streets:	Brandon Place and Kilpatrick Turnpike

### PROPERTY OVERVIEW

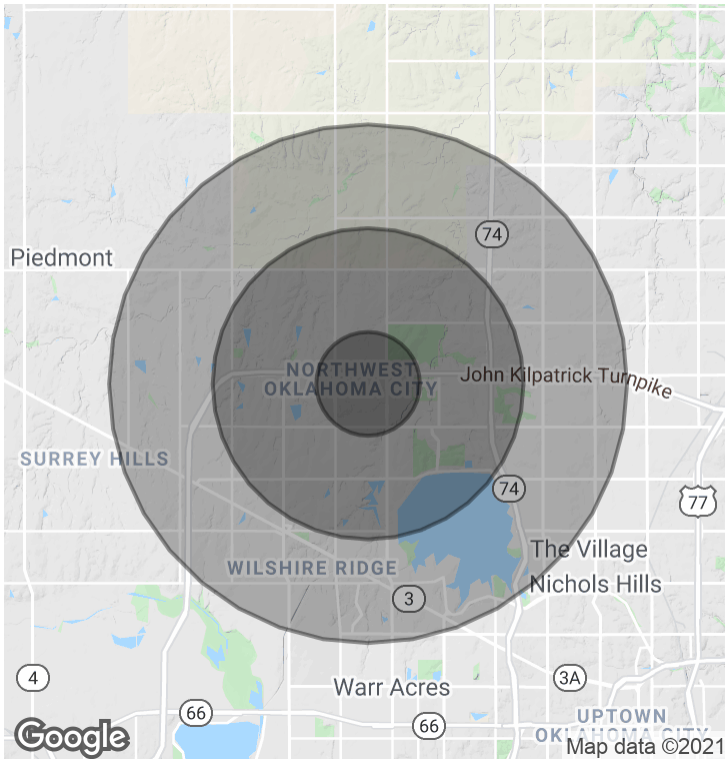
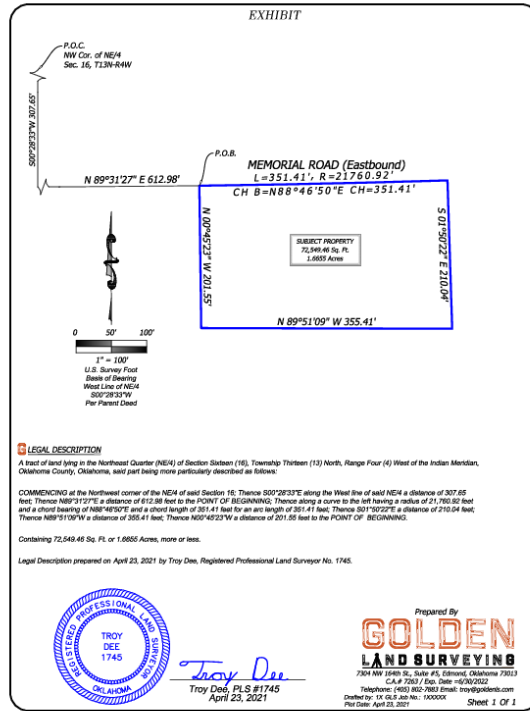
The property offers excellent access with the possibility of many different commercial uses including retail, office and medical.

### LOCATION OVERVIEW

Ideally located between Rockwell Avenue and MacArthur Boulevard on the south side of the Kilpatrick Turnpike / Memorial Road. The property is just east of Brandon Place, which is an under pass below the Kilpatrick Turnpike. The property can be accessed from the frontage road (Memorial Road) and from MacArthur Boulevard to the east via Schaeffer Drive (NW 135th Street).

Neighbors include: Starbucks, Bank of Oklahoma, Hideaway Pizza, Farmers Insurance, The Sushi Bar, Threshold Fitness, McDonald's, City Bites, Discount Tire, and Valero Gas Station, Paycom Headquarters and Farmers Data Center.

**CORDELL C. BROWN, CCIM, CIPS**  
405.239.1222  
cbrown@priceedwards.com  
priceedwards.com



**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

Total Population	113,434
Population Density	113,434
Median Age	38.2
Median Age (Male)	36.5
Median Age (Female)	39.4
Total Households	48,285
# of Persons Per HH	2.3
Average HH Income	\$78,265
Average House Value	\$185,470

**TRAFFIC COUNTS (PER ACOG)**

Address	Direction	#
---------	-----------	---