PRICE EDWARDS

6400 W. Memorial Road Oklahoma City, OK 73142



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

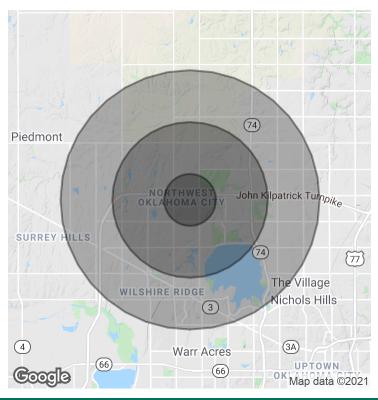
The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.



6400 W. Memorial Road

Oklahoma City, OK 73142





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)

Add	ress	
-----	------	--

Direction

#

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