

LAND SPACE NOW AVAILABLE

Sale Price:	\$1950000
Lot Size:	8.50 acres
Zoning:	PUD Commercial
Market:	Oklahoma City
Sub Market:	Memorial Road
Cross Streets:	Brandon Place and Kilpatrick Turnpike

PROPERTY OVERVIEW

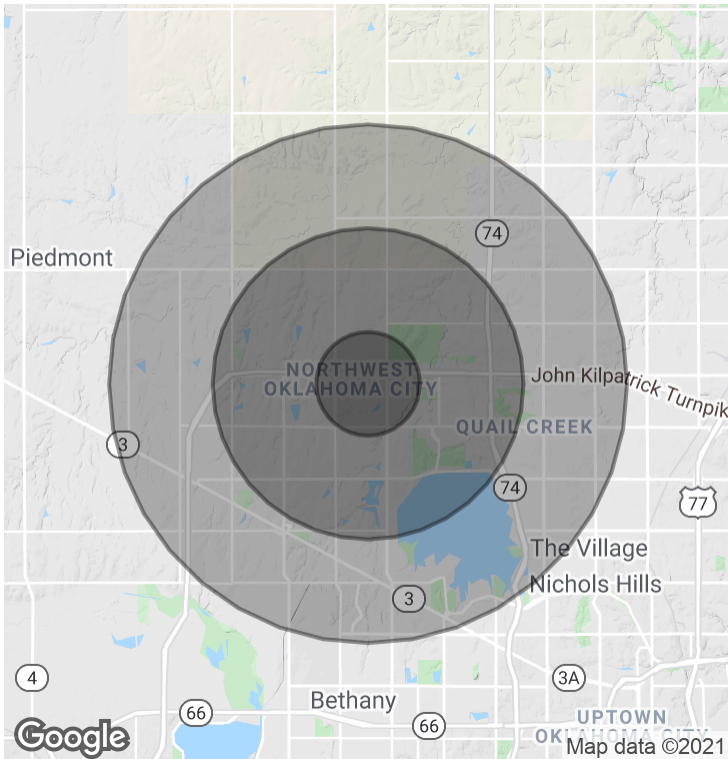
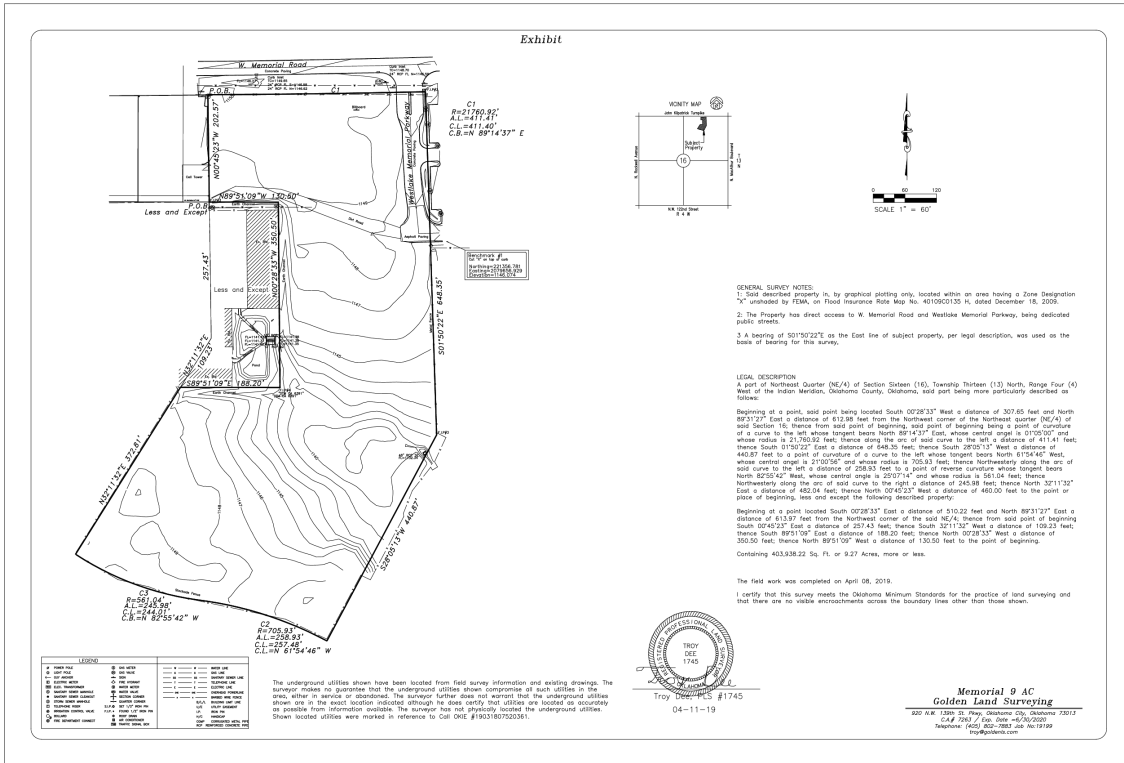
The property offers excellent access with the possibility of many different commercial uses including retail, office and medical and multi-family.

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 via Westlake Memorial Parkway frontage on the east, Memorial Road on the north 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@pricedwards.com
pricedwards.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	#
---------	-----------	---