

# HIGH PROFILE - LAND FOR SALE - 70 ACRES +/- E 7th St & S Eastern Avenue, Elk City, OK 73644



## LAND SPACE NOW AVAILABLE FOR SALE

### Sale Price:

<b>Retail   Service</b>	\$6.00 per SF
<b>Industrial   Commercial</b>	\$1.00 per SF
<b>Mixed Use   Residential</b>	\$5,000 per Acre

**Lot Size:** 70.0 Acres +/-

**Zoning:** Commercial

**Cross Streets:** E 7th St & S Eastern Avenue

## PROPERTY OVERVIEW

70 Acres +/- are currently being offered for sale in Elk City.

This 70 Acre tract is located east of the highly traveled Interstate 40, and directly across from the popular Wal-Mart SuperCenter.

This area is quickly developing into a destination intersection in Elk City; not only for the local area, but for the daily commuters.

A residential land parcel is adjacent to retail, but also is usable to commercial, industrial use to service agricultural or oilfield user.

(Price subject to differentiation for smaller parcels)

100219

### KARLEEN KRYWUCKI

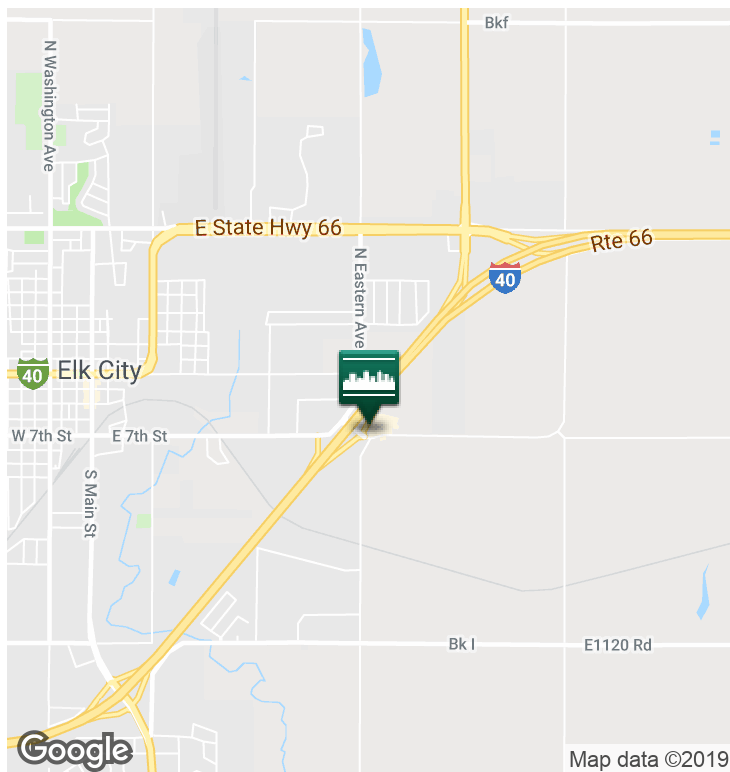
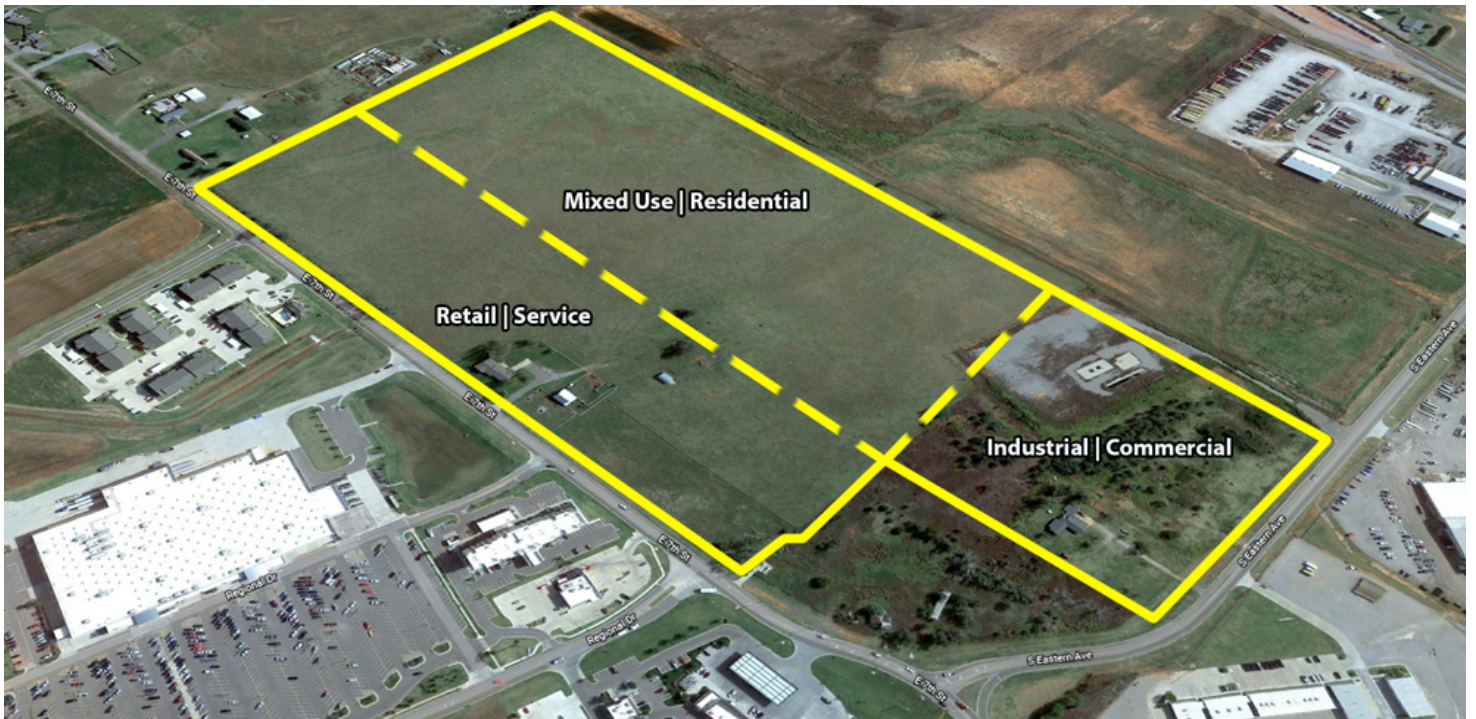
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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	16,565
Population Density	16,565
Median Age	32.4
Median Age (Male)	30.3
Median Age (Female)	35.6
Total Households	5,903
# of Persons Per HH	2.8
Average HH Income	\$55,881
Average House Value	\$103,692

## TRAFFIC COUNTS (per ACOG)

I-40	Northeast	14,400
	Southwest	13,800

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