

# DEVELOPMENT LAND

NW 108th & N. Council Road Oklahoma City, OK 73162



## LAND SPACE NOW AVAILABLE

|                       |                         |
|-----------------------|-------------------------|
| <b>Sale Price:</b>    | \$1,700,000             |
| <b>Lot Size:</b>      | 19.02 Acres             |
| <b>APN #:</b>         | R140933455              |
| <b>Zoning:</b>        | PUD 1470                |
| <b>Market:</b>        | Oklahoma City           |
| <b>Sub Market:</b>    | Northwesly              |
| <b>Cross Streets:</b> | NW 108th & Council Road |

## PROPERTY OVERVIEW

Ideally Situated property for many types of commercial use including medical, retail, office and multi-family.

## LOCATION OVERVIEW

Approximately 19 acres located at the SW corner of the intersection of N. Council Road and NW 108th Street. Water is to the site and sewer is on the east side of Council Road. Approximately 600 feet on W. Hefner Road and approximately 1,125 feet on N. Council Road

## CORDELL C. BROWN, CCIM, CIPS

Office Specialist / Land Assemblages

cbrown@pricedwards.com

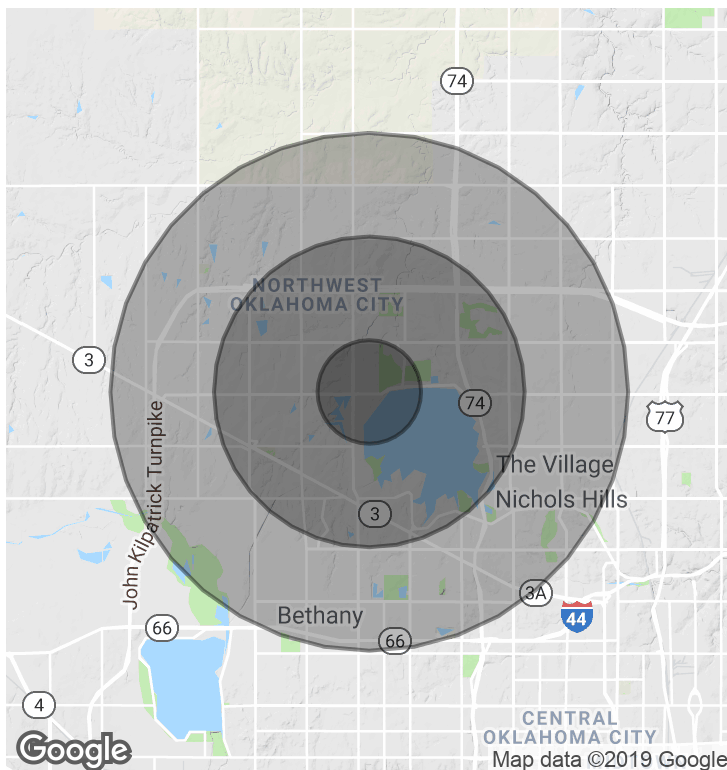
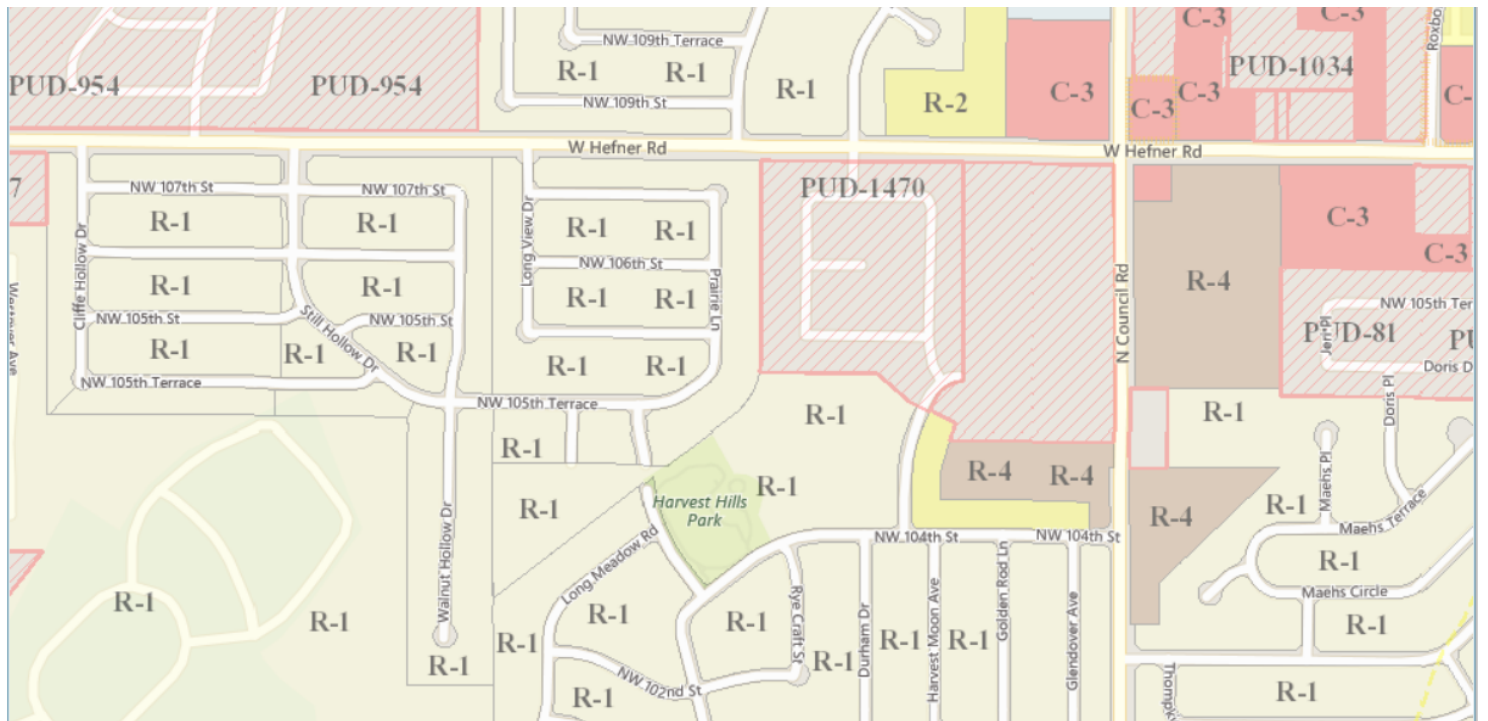
405.239.1222

210 Park Ave, Suite 700, Oklahoma City, OK 73102

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

|                     |           |
|---------------------|-----------|
| Total Population    | 171,601   |
| Population Density  | 171,601   |
| Median Age          | 37.4      |
| Median Age (Male)   | 35.8      |
| Median Age (Female) | 38.8      |
| Total Households    | 74,482    |
| # of Persons Per HH | 2.3       |
| Average HH Income   | \$71,356  |
| Average House Value | \$173,710 |

### TRAFFIC COUNTS (per ACOG)

|              |                           |     |
|--------------|---------------------------|-----|
| Council Road | North 15,351 Council Road | Sou |
|--------------|---------------------------|-----|

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*The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.*