

# PRICE EDWARDS AND CO. MEDICAL LAND FOR SALE

13924 WIRELESS WAY

OKLAHOMA CITY, OK 73134



**PHILLIP MAZAHERI, CCIM**  
Retail Investment Sales  
pmazaheri@priceedwards.com  
O: 405.239.1221 C: 405.250.0693

**Sale Price**  
\$475,000



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### PROPERTY DESCRIPTION

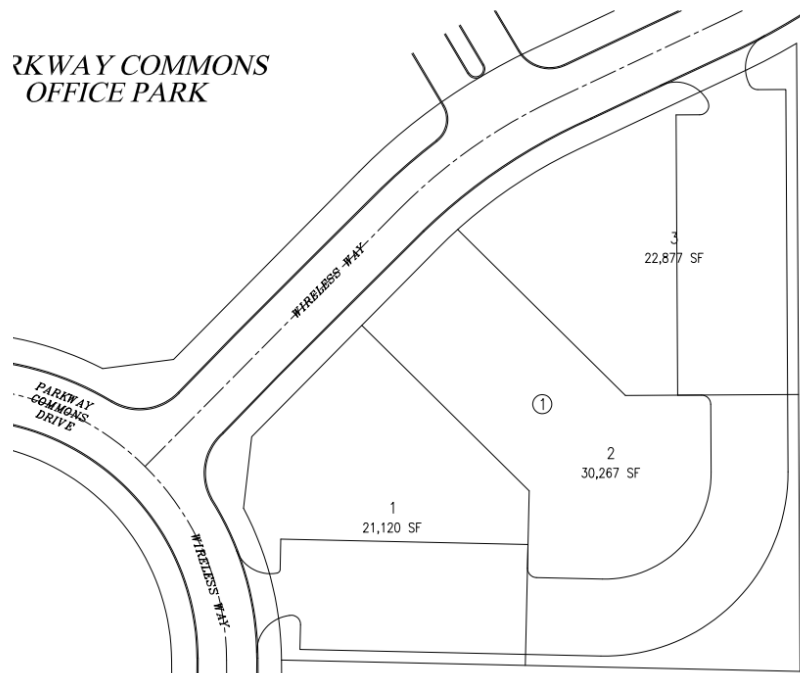
Medical development site located near the Oklahoma Spine Hospital. The site consists of .24 acres of land of buildable pad with common area and parking already developed. Architectural drawings for 10,376 SF building complete and ready to be built.

The land not only has proximity to Mercy Hospital/Campus and Oklahoma Heart Hospital; but other medical and notable businesses in the area include: Orthopedic Spine Associates, OptionOne Infusion, Dobson Fiber, American Bank Systems, Paycom, United Data Technologies, DRG, UDT and Chicago Title.

### OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	0.24 Acres

PARKWAY COMMONS OFFICE PARK



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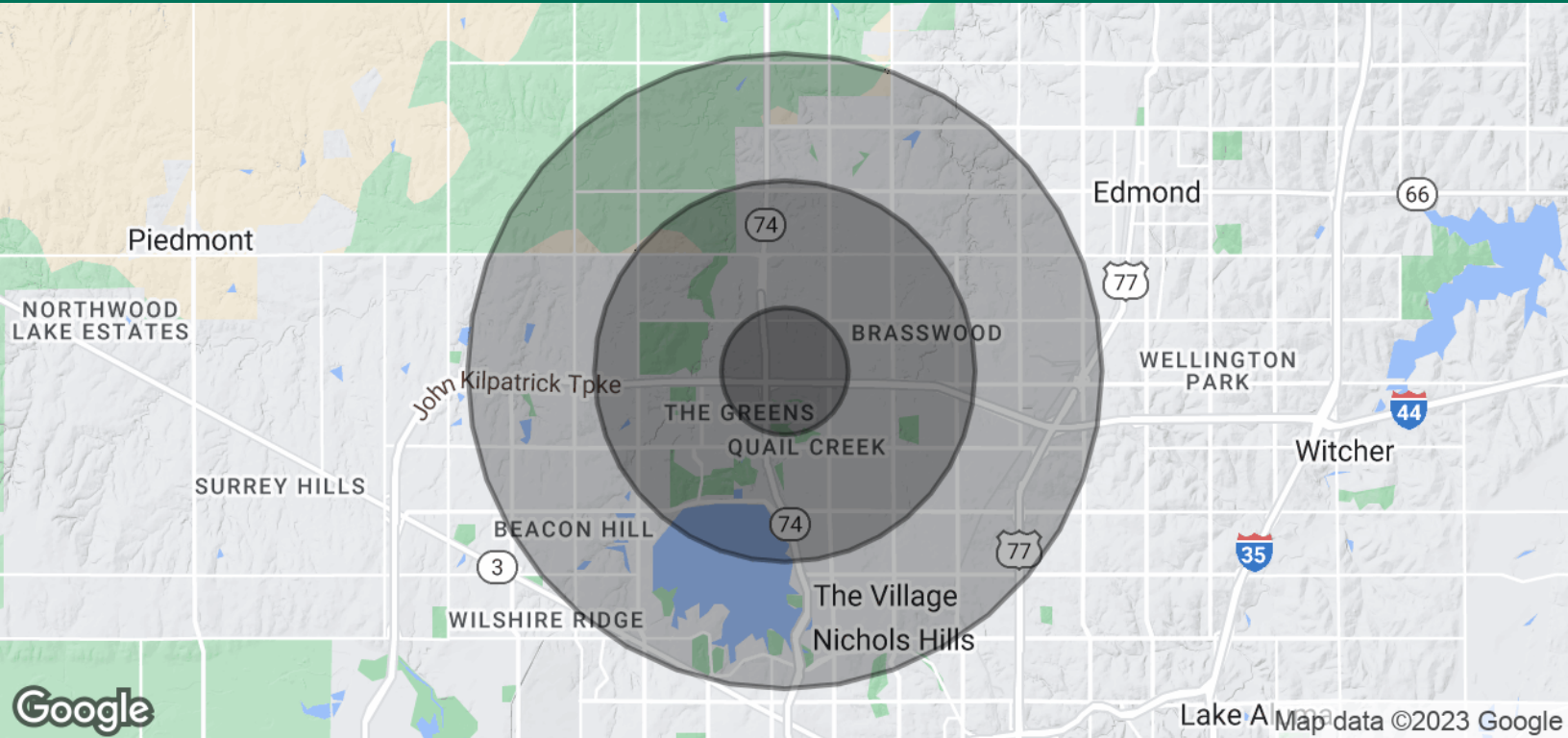
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	4,368	62,969	168,984
<b>Average Age</b>	40.3	36.8	37.0
<b>Average Age (Male)</b>	38.5	35.2	35.4
<b>Average Age (Female)</b>	39.8	38.1	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,254	31,652	76,449
<b># of Persons per HH</b>	1.9	2.0	2.2
<b>Average HH Income</b>	\$98,458	\$85,326	\$88,503
<b>Average House Value</b>	\$259,013	\$208,911	\$208,334

\* Demographic data derived from 2020 ACS - US Census

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