

DEVELOPMENT LAND AVAILABLE

1206 Exchange Avenue, Oklahoma City, OK 73102



LAND SPACE NOW AVAILABLE

| | |
|-----------------------|---|
| Sale Price: | Negotiable |
| Lot Size: | 14.17 Acres |
| Zoning: | I-2 (Farmers Market Overlay Design District) |
| Market: | Oklahoma City |
| Sub Market: | CBD Fringe (Farmers Market Overlay Design District) |
| Cross Streets: | Exchange Avenue and SW 3rd Street |

FOR MORE INFORMATION, CONTACT

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PROPERTY OVERVIEW

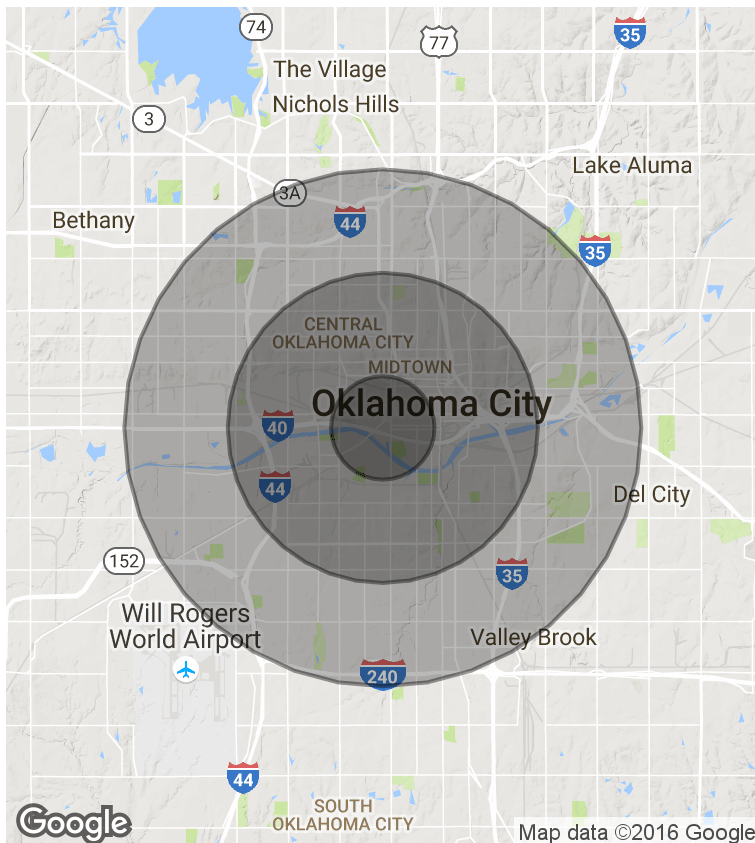
This property is located south of the Farmers Market. It is one of the few large contiguous tracts of land remaining in the CBD Fringe area of Oklahoma City. It was originally and is still zoned I-2 Moderate Industrial. However, it is located within the Farmers Market Overlay Design District (FMOODD) and the Scenic River Overlay Design District (SRODD) which allows for a variety of uses. With over 800 feet of frontage along Exchange Avenue and SW 3rd Street, and excellent exposure to I-40, the property offers many possibilities for future development. The site is being readied for development.

LOCATION OVERVIEW

Located at the intersection of Exchange Avenue, S. Klein and SW 3rd Street. This intersection is planned to be reconfigured as a roundabout. Exchange Avenue connects the Stockyards District with the CBD and Klein will be an access point for the Oklahoma Boulevard. All utilities are to the site. The location insulates the site from other developments that might infringe on a well conceived development but still offers excellent access and visibility. The Farmers Market and surrounding area is developing into a cosmopolitan mix of organic food stores, restaurants, food truck courts and entertainment venues.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

| | |
|---------------------|-----------|
| Total Population | 230,168 |
| Population Density | 230,168 |
| Median Age | 32.6 |
| Median Age (Male) | 32.2 |
| Median Age (Female) | 33.2 |
| Total Households | 89,488 |
| # of Persons Per HH | 2.6 |
| Average HH Income | \$41,198 |
| Average House Value | \$110,116 |

TRAFFIC COUNTS (per ACOG)

| Address | Direction | # |
|-----------------|-----------------|--------------|
| I-40 | West of Western | 96,000 (10) |
| I-40 | East of Western | 108,000 (10) |
| N Western | North of I-40 | 23,355 (16) |
| SW 3rd | | 1,099 (15) |
| Reno & Exchange | | 19,851 (16) |

The information above has been obtained from sources believed 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 the suitability of the property for your needs.