



## LAND SPACE NOW AVAILABLE

<b>Sale Price:</b>	\$700,000
<b>Lot Size:</b>	0.64 Acres
<b>APN #:</b>	Numerous
<b>Zoning:</b>	C-3 and NC
<b>Market:</b>	Oklahoma City
<b>Sub Market:</b>	Midtown
<b>Cross Streets:</b>	NW 23rd Street and N. Ollie

## PROPERTY OVERVIEW

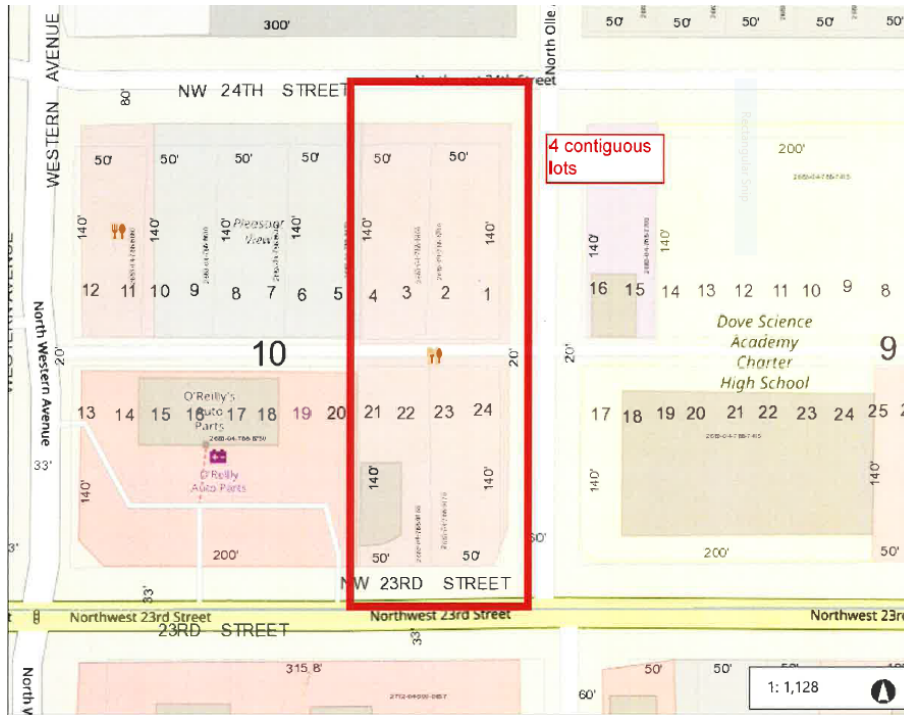
8 lots with 100 feet of frontage on NW 23rd Street, 240 feet on N. Ollie and 100 Feet on NW 24th Street. One block east of NW 23rd and Western. Lots 21-24 and 1-4 Block 10, Pleasant View Addition. A total of 28,000 square feet including alleyway.

## LOCATION OVERVIEW

This is a great location in the Uptown area at NW 23rd and Ollie. Uptown is one of the hottest development areas of Oklahoma City. The site is close to many of the Midtown restaurants and activity areas. The Gold Dome is nearby as well as the Dove Academy, The Drake, Big Truck Tacos, Pizza 23 and numerous others. The property is currently zoned NC (Neighborhood Conservation) which encourages the revitalization of older neighborhoods.

# Great Uptown Location

1001 NW 23rd Street. Oklahoma City, OK 73103



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

Total Population	203,900
Population Density	203,900
Median Age	34.2
Median Age (Male)	33.3
Median Age (Female)	35.0
Total Households	83,470
# of Persons Per HH	2.4
Average HH Income	\$50,400
Average House Value	\$160,849

#### TRAFFIC COUNTS (per ACOG)

Address: NW 23rd & Western	Direction: East of Western	22,403
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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.