

LAND SPACE NOW AVAILABLE

Sale Price: \$2,185,944

Lot Size: 11.51 Acres

APN #: 140805000

Zoning: C-3 and O-2

PROPERTY OVERVIEW

The site is divided into two parcels. The north parcel containing 4.57 acres is zoned O-2 Office and is priced at \$585,498. The south parcel containing 6.94 acres is zoned C-3 retail and is priced at \$1,600,446 Both parcels are zoned under PUD # 954. All utilities are to the site and the location is ideally situated less than a mile from NW Expressway and the Kilpatrick Turnpike.

LOCATION OVERVIEW

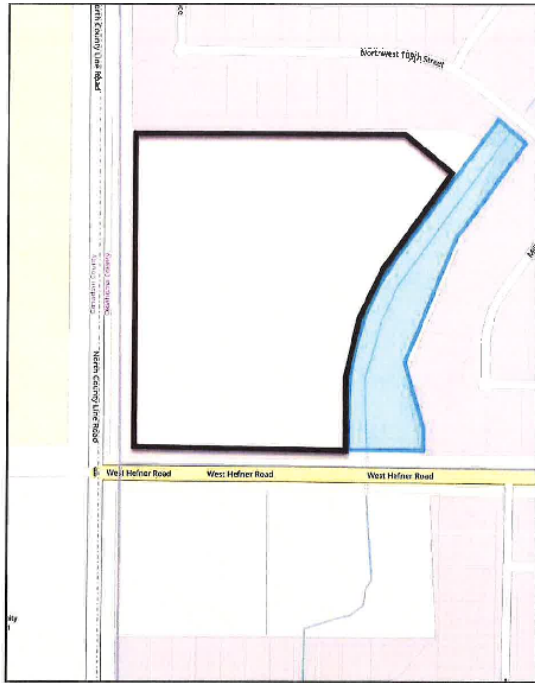
The northeast corner of NW 108th (Hefner Road) and N. County Line Road, Oklahoma City. This corner is ideally located within less than one mile from Northwest Expressway and the John Kilpatrick Turnpike giving easy access to all areas of Oklahoma City.

Tract #1: North 4.57 acres zoned O-2 priced at \$585,498

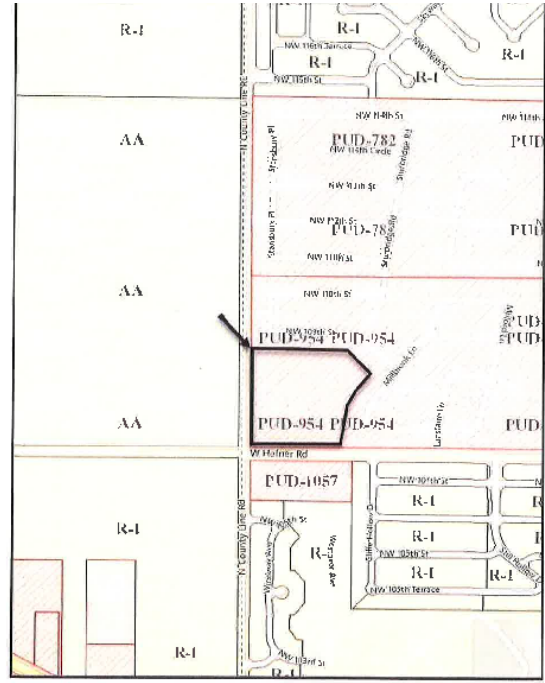
Tract #2: South 6.94 acres zoned C-3 priced at \$1,600,446

Land

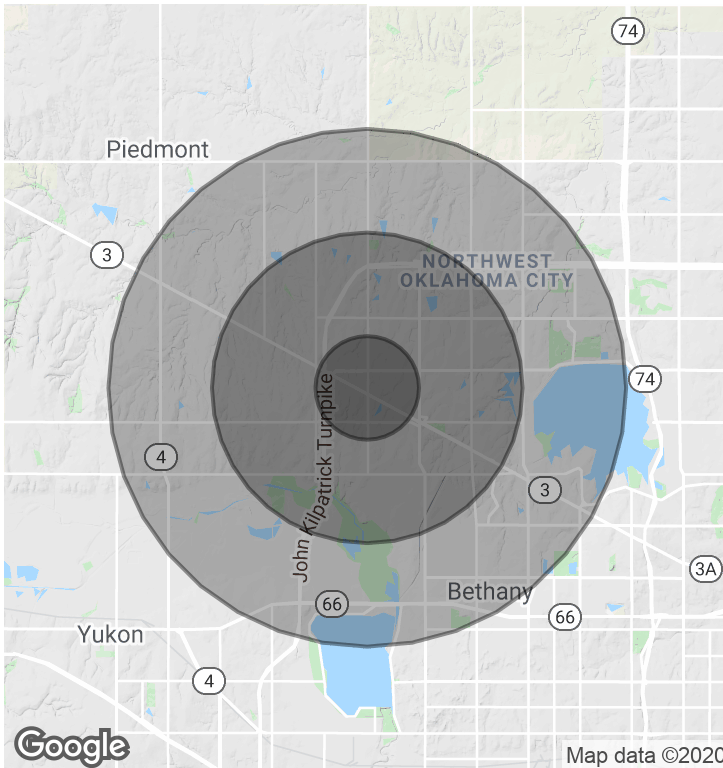
108th and County Line. Oklahoma City, OK 73162



DRAINAGE AREA



OKLAHOMA CITY ZONING MAP



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	165,969
Population Density	165,969
Median Age	37.7
Median Age (Male)	35.8
Median Age (Female)	39.0
Total Households	72,614
# of Persons Per HH	2.3
Average HH Income	\$73,553
Average House Value	\$179,557

TRAFFIC COUNTS (per ACOG)

Hefner Road	East / West	9,706	No counts available for County Line Road
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