



## LAND SPACE NOW AVAILABLE

**Sale Price:** \$295,000 for both lots  
Owner will not divide

**Lot Size:** Two lots totaling approximately  
3.326 Acres  
Approximately 322' (frontage on  
NE 23rd) x 450'

**Zoning:** Residential

**Cross Streets:** Northeast 23rd Street & North  
Westminster Road

## PROPERTY OVERVIEW

Excellent access from frontage on N.E. 23rd Street. The property is located in Nicoma Park with sewer access on east property line.

The city is expecting to install a waterline along N.E. 23rd Street in 2016.

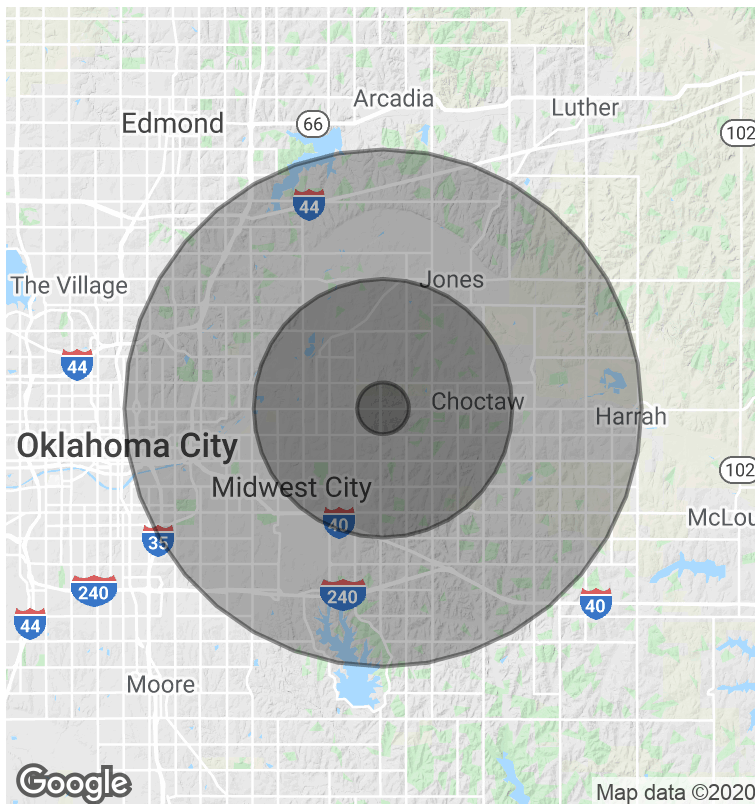
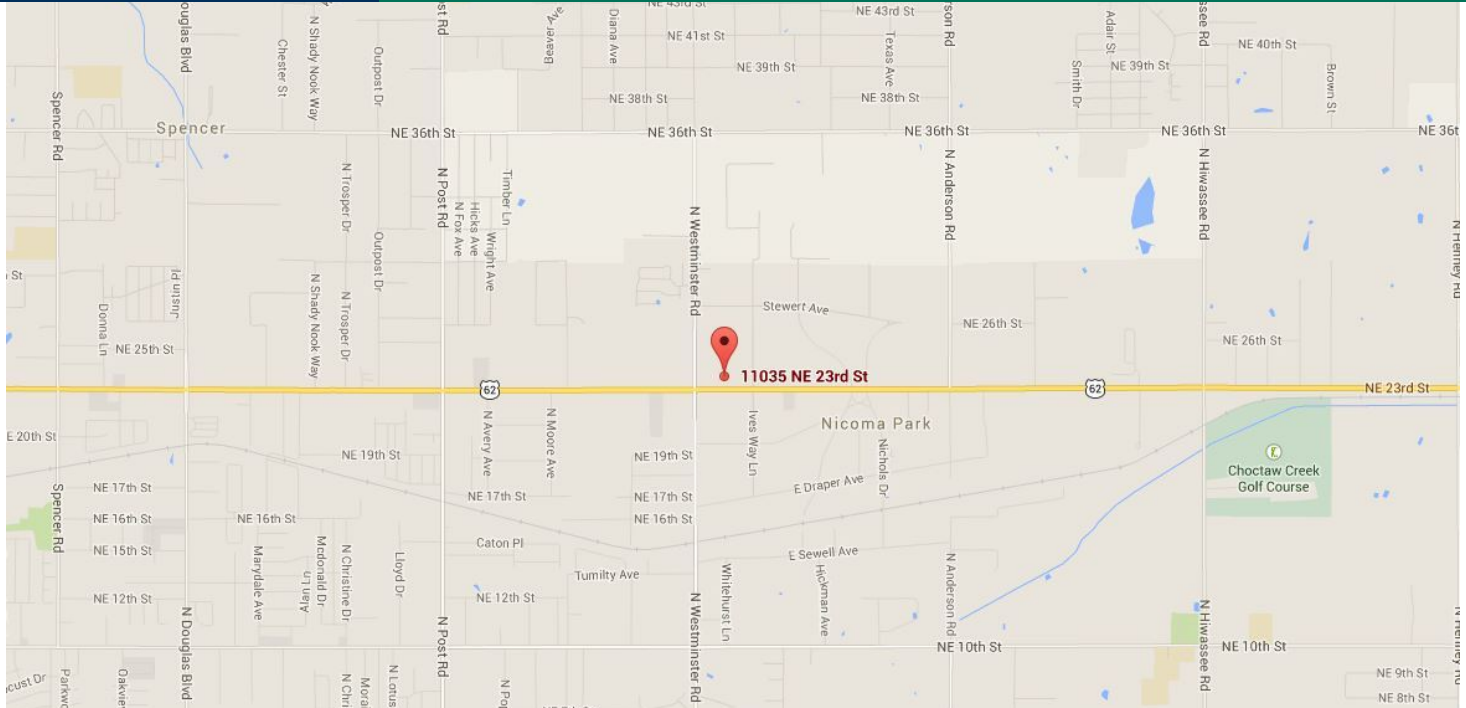
## LOCATION OVERVIEW

Located just west of the NW corner of N.E. 23rd Street and Ives Way in the city of Nicoma Park.

**TOM FIELDS**  
405.239.1205  
tfields@priceedwards.com  
priceedwards.com

# 11035 NE 23rd Street

Nicoma Park, OK 73066



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

Total Population	178,855
Population Density	178,855
Median Age	36.6
Median Age (Male)	35.4
Median Age (Female)	37.7
Total Households	70,245
# of Persons Per HH	2.5
Average HH Income	\$57,737
Average House Value	\$118,208

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