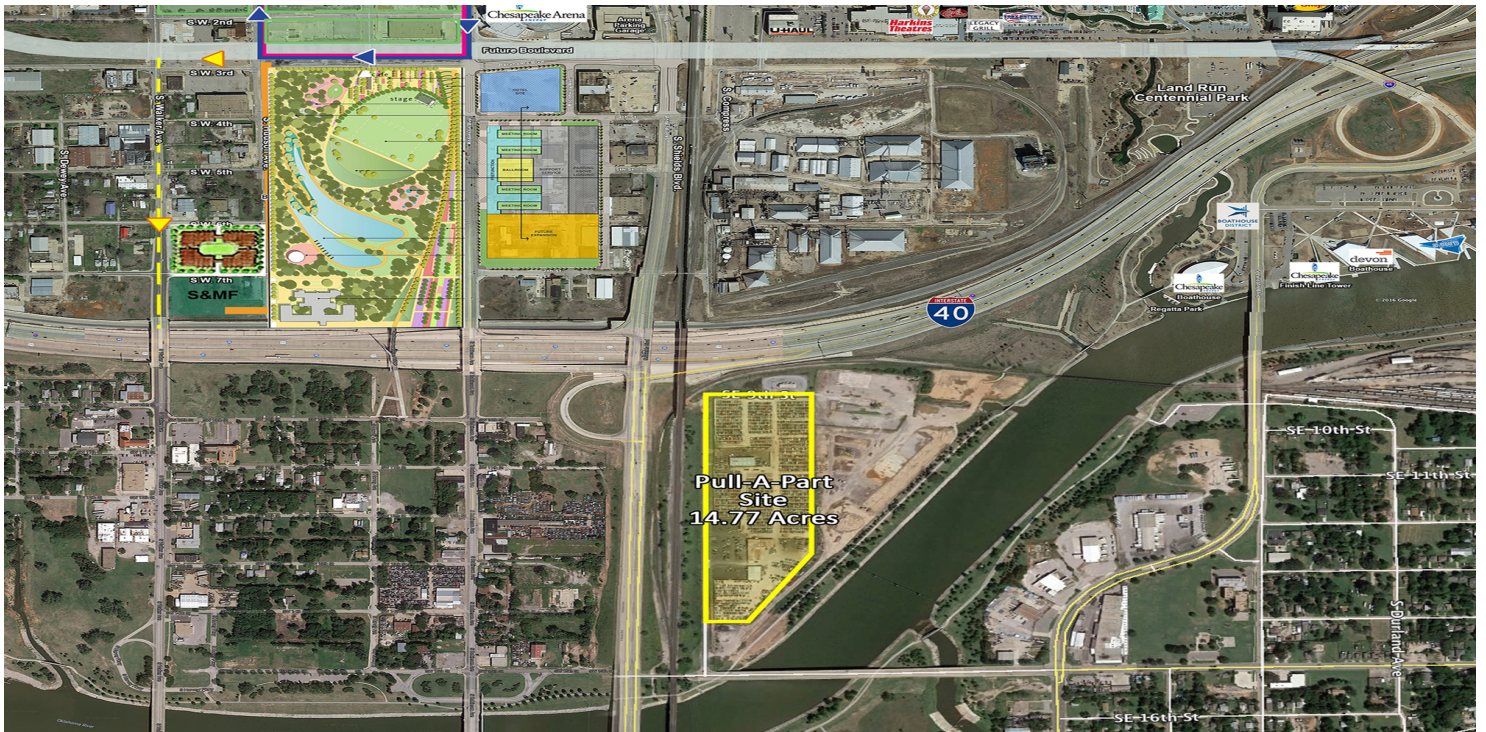


1200 S. SANTA FE

1200 S. Santa Fe Oklahoma City, OK 73102



LAND SPACE NOW AVAILABLE

Sale Price: \$6,450,000

Lot Size: 14.77 Acres

Zoning: I-2 Scenic River Oversight Design District

Market: CBD

Sub Market: Scissortail Park

Cross Streets: SE 15 & S. Santa Fe

PROPERTY OVERVIEW

Excellent for Hotel, Office, Retail and Mixed use. Current use is light industrial that is being moved to another location.

LOCATION OVERVIEW

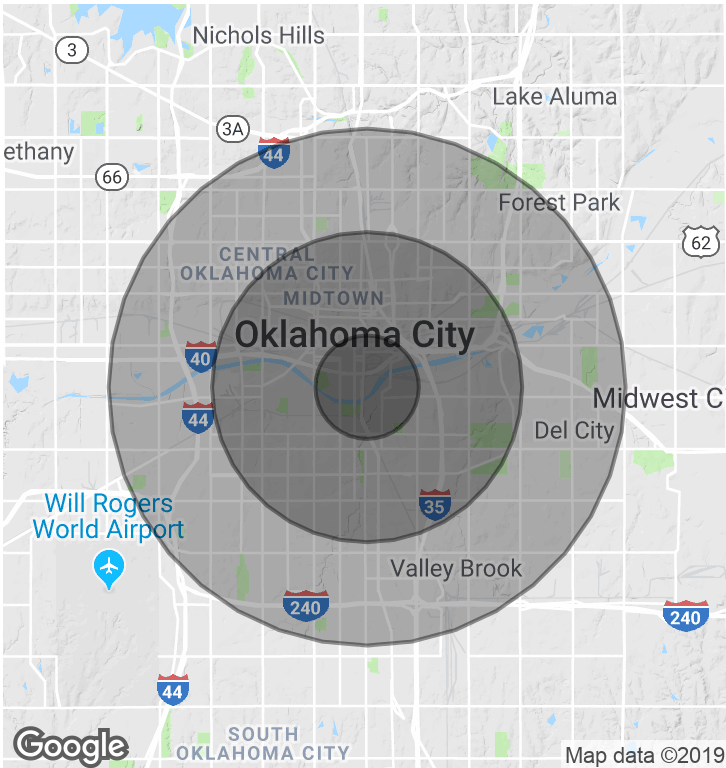
This tract lies to the southeast of Scissortail Park and east of Shields Blvd. and the BNSF railroad tracks. The area to the west of Shields Blvd. is projected to be commercially developed with a possible southern extension of commercial development between South Robinson and South Shields. Part of the parcel fronts on the Oklahoma River south of the Boathouse District. Access from S. Shields Blvd., SE 15th Street, South Central Ave. and SW 15th and Interstate 40. Utilities are to the site.

CORDELL C. BROWN, CCIM, CIPS

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 405.239.1222
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	211,091
Population Density	211,091
Median Age	32.4
Median Age (Male)	32.1
Median Age (Female)	32.9
Total Households	80,021
# of Persons Per HH	2.6
Average HH Income	\$40,529
Average House Value	\$104,950

TRAFFIC COUNTS (per ACOG)

Address	Direction	#
SE 15th	West	6736
S. Central	South	4343
S. Shields	South	14,688
S. shields	North	16,897
I-40	All	107,700

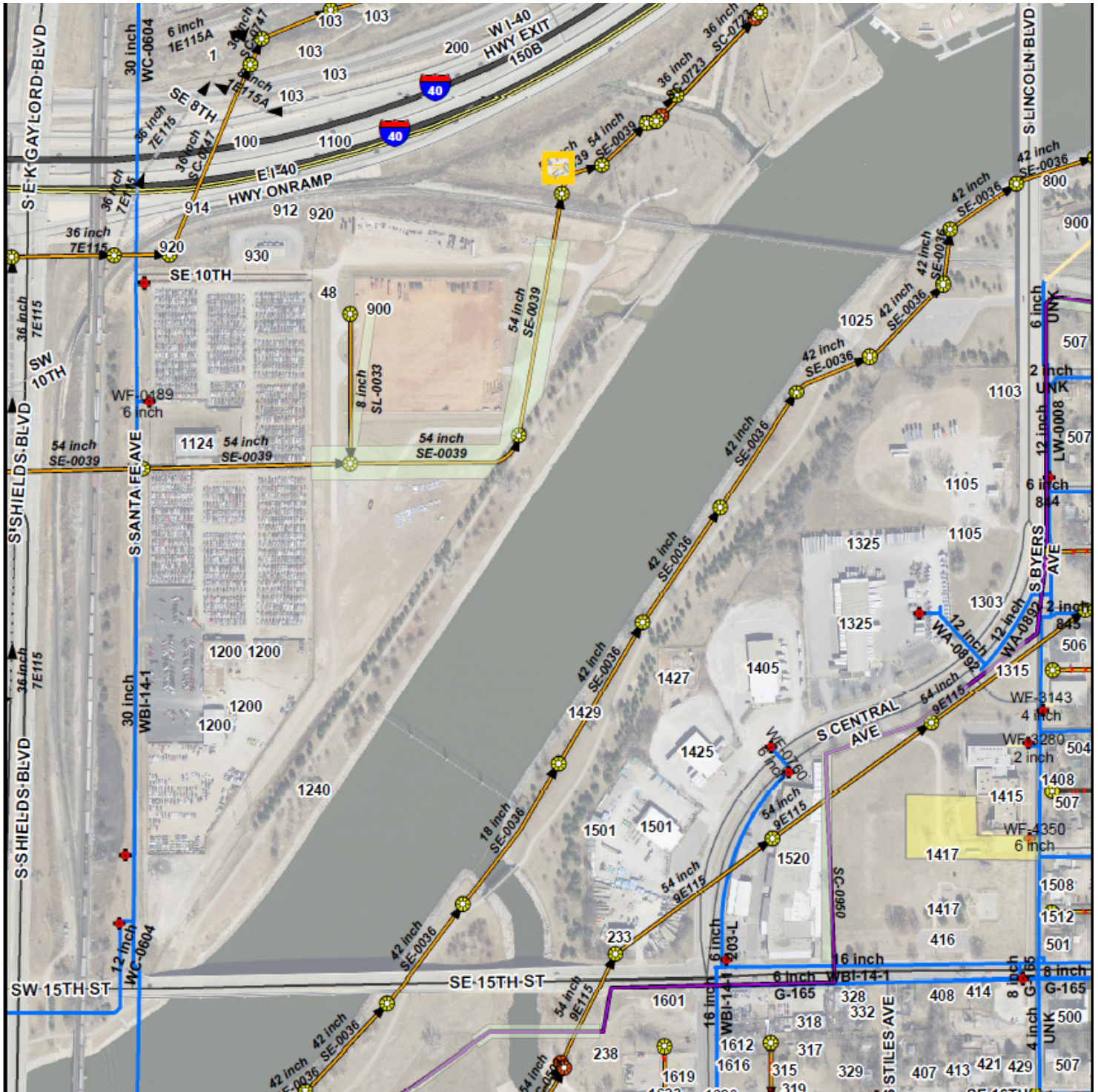
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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

UTILITIES MAP

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