South OKC Development Land

13654 S. Western Oklahoma City, OK 73170

PRICE REDUCED BY $300,000

LAND SPACE NOW AVAILABLE

Sale Price: $1,230,000

Price Per SF: $2.97

Lot Size: 9.5 Acres

APN #: R0055996 and R0055997

Market: South OKC

Cross Streets: S.W. 134th and S. Western Ave.

PROPERTY OVERVIEW

Rare 9.5 acre development site in a growing area of South Oklahoma City. With a total of 57,000 households in the area, there is a need of retail development.. Just a mile from Moore Norman Technology Center and Pioneer Library System Southwest Oklahoma. Four schools surround the property within a mile which include the following: Westmoore High School, Southridge Junior High School, Briarwood Elementary School and Eastlake Elementary.

LOCATION OVERVIEW

The 9.5 acre site is located just south of S.W. 134th Street on S. Western in Oklahoma City. The area has been expanding development to the south connecting south Oklahoma City to Moore. Home Creations, Oklahoma's largest residential home developer, is under construction with Palermo Place which will include a total of 206 residential homes directly across the street.

For more information please contact:

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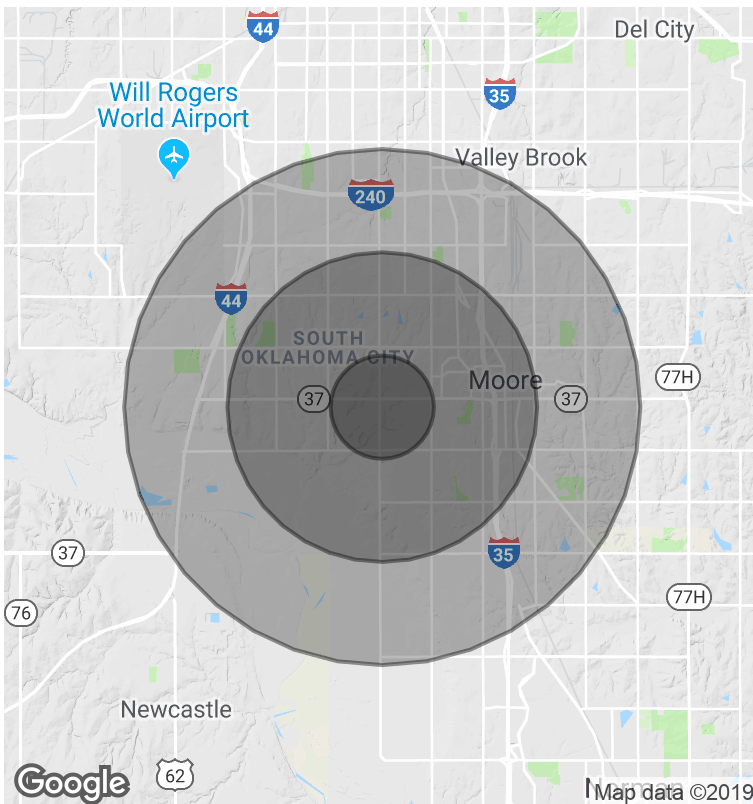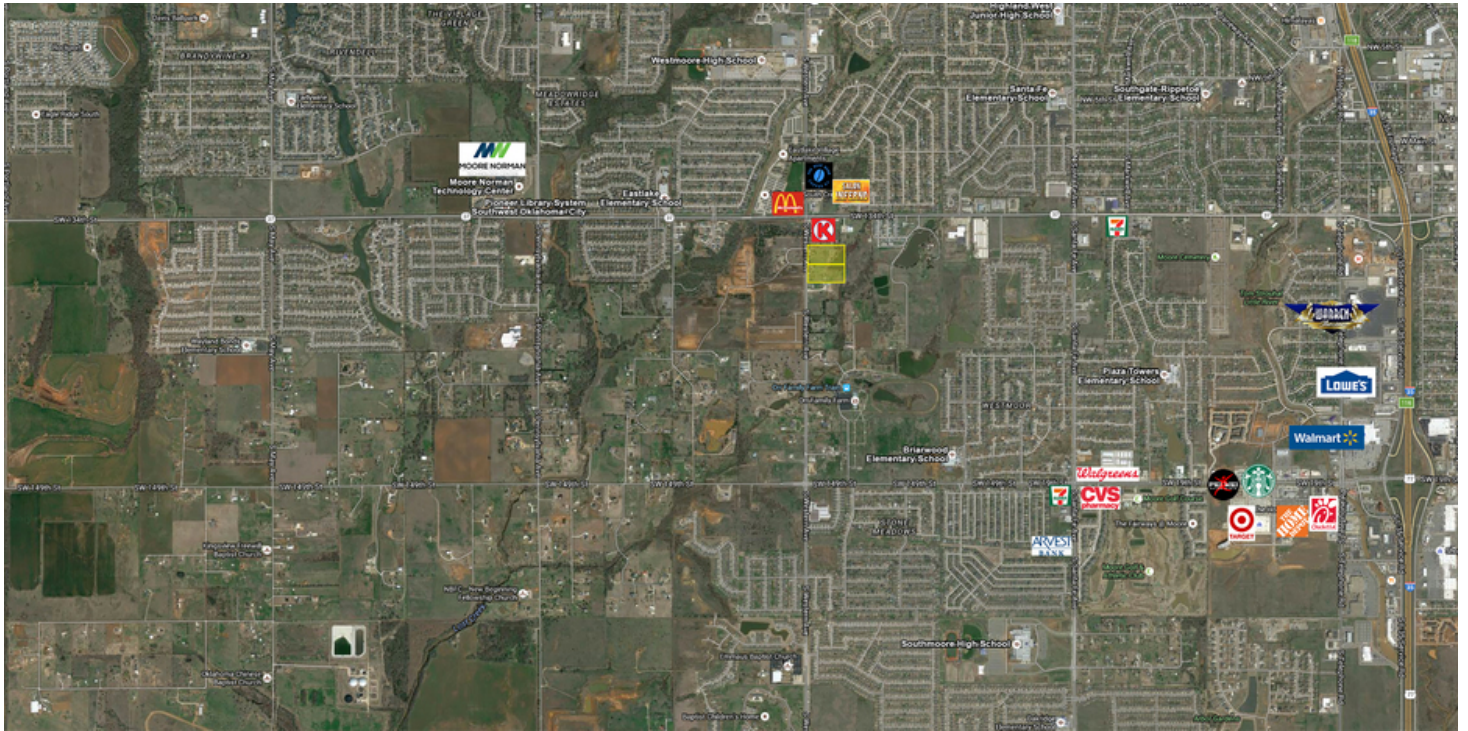pmazaheri@priceedwards.com
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)	
Total Population	147,891
Population Density	147,891
Median Age	34.6
Median Age (Male)	33.6
Median Age (Female)	35.8
Total Households	56,957
# of Persons Per HH	2.6
Average HH Income	$66,153
Average House Value	$146,777

TRAFFIC COUNTS (per ACOG) 2014 - 2015	
S. Western Avenue	13,229
S.W. 134th Street	20,000

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