

# 7.83 +/- ACRES LAND - NW 164TH & N WESTERN AVE

1100 NW 164th St, Oklahoma City, OK 73013



## LAND SPACE NOW AVAILABLE

**Sale Price:** \$3,410,748

This Land Parcel is located just off the corner of NW 164th and N Western Ave wrapping around the highly popular Natural Grocers.

**Price Per SF:** \$10.00 PSF 7.83 Acre +/- Site with utilities

**Lot Size:** 7.83 Acres This highly traveled area offers excellent visibility and strong demographics.

**Zoning:** PUD 1239 Nearby Retailers include: Walmart Neighborhood Market, Natural Grocers, Tide Cleaners, Firestone, 7-11 and others.

**Sub Market:** Edmond/North OKC

**Cross Streets:** NW 164th & N Western Ave

050619

### GIRMA MOANING

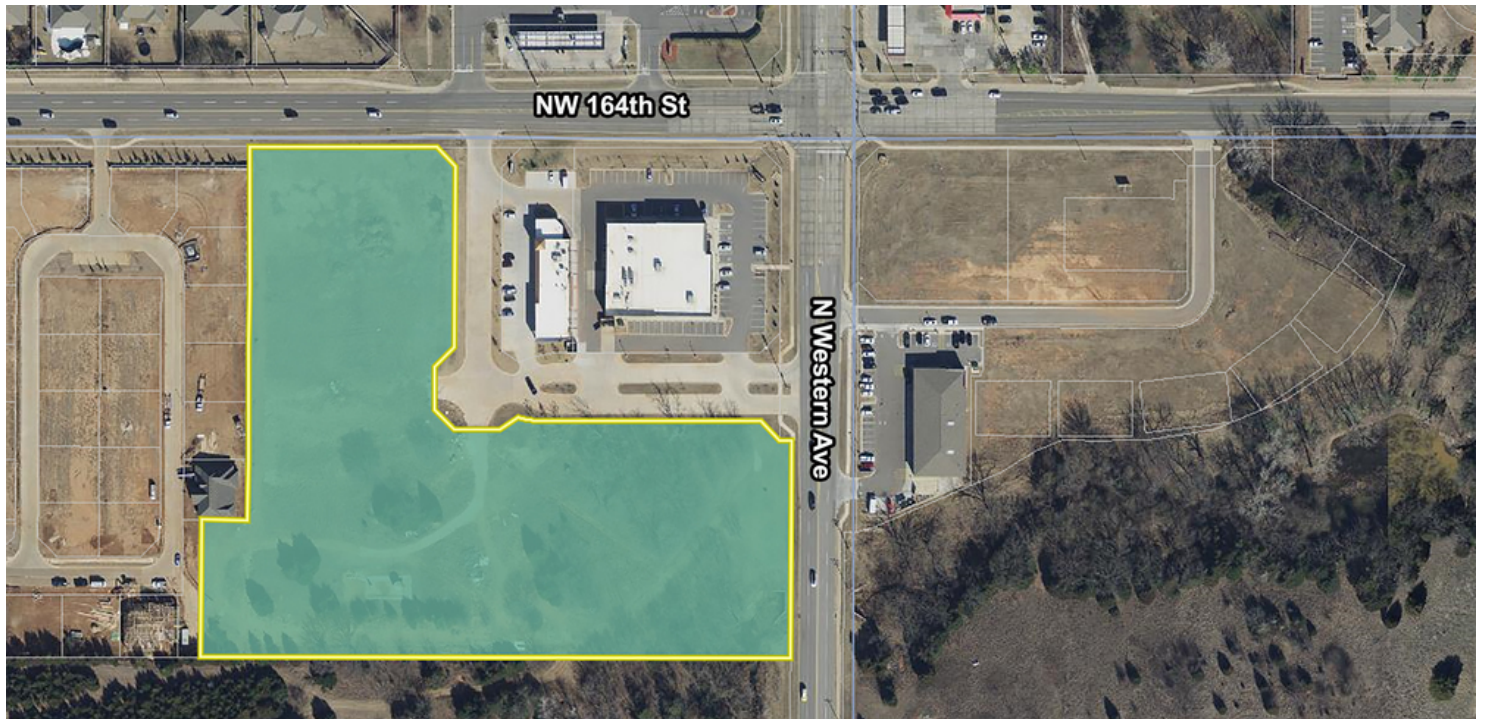
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### DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	143,498
Population Density	143,498
Median Age	32.9
Median Age (Male)	31.4
Median Age (Female)	34.1
Total Households	58,116
# of Persons Per HH	2.5
Average HH Income	\$75,513
Average House Value	\$195,871

### TRAFFIC COUNTS (per ACOG)

NW 164th	east	17,784
NW 164th	west	18,151
N Western		19,037
N Western	south	18,927

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