



### PROPERTY DESCRIPTION

Hard corner available at 192nd & Pennsylvania. Located in the heart of Oklahoma City's growth providing access to some of the metros highest incomes and exposure. Can adjust size and layout of pad sites as needed.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$12.00 - \$25.00 / PSF
<b>Full Lot:</b>	9.64 Acres +/-
<b>Lot 1:</b>	1.14 Acres +/-
<b>Lot 2:</b>	0.86 Acres +/-
<b>Lot 3:</b>	0.85 Acres +/-

### PROPERTY HIGHLIGHTS

- 0.85 Acres - 9.64 +/- Acres Available For Sale
- Price Negotiable
- Signaled Intersection
- Designated Turn Lane
- Divisible as Needed

### TRAFFIC COUNTS

<b>NW 192nd St</b>	east	14,150
<b>NW 192nd St</b>	west	12,811
<b>N Pennsylvania Ave</b>	north	9,053
<b>N Pennsylvania Ave</b>	south	13,591

### JACOB SIMON

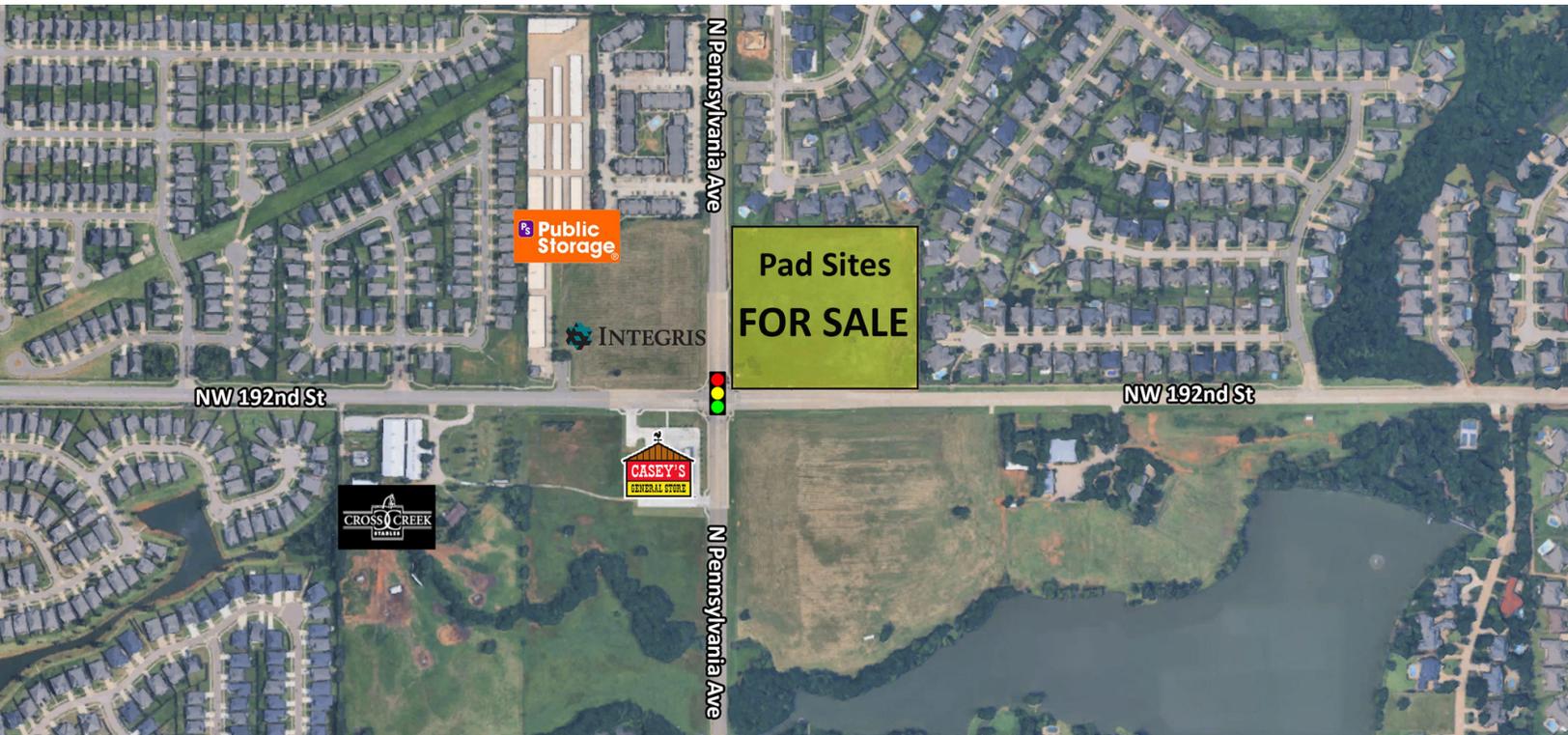
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NW 192ND & N PENNSYLVANIA

OKLAHOMA CITY, OK 73012



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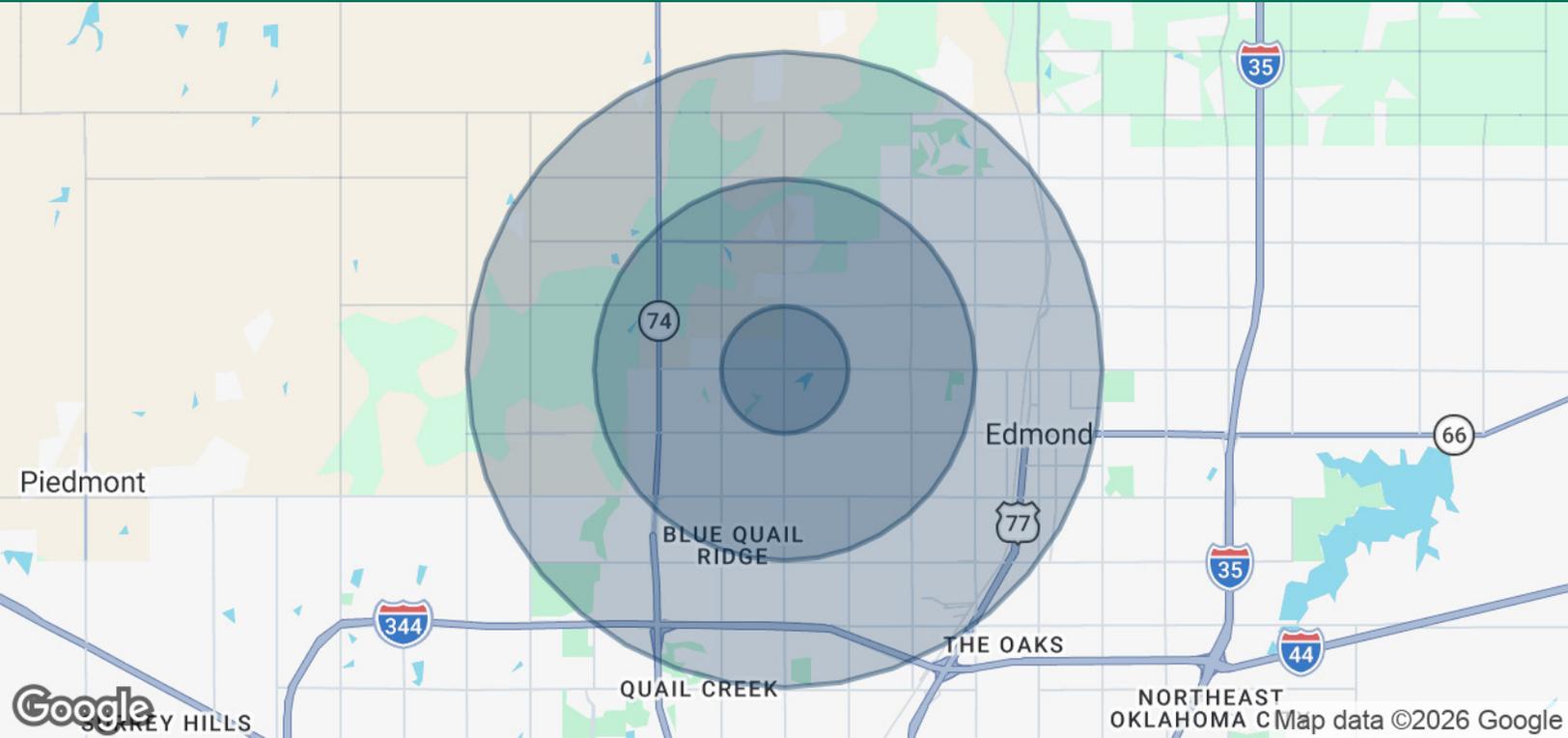
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,258	65,619	143,373
Average Age	34	37	38
Average Age (Male)	33	36	36
Average Age (Female)	35	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,154	23,267	55,978
# of Persons per HH	3	2.8	2.6
Average HH Income	\$140,120	\$139,187	\$123,868
Average House Value	\$349,170	\$361,334	\$343,328

Demographics data derived from AlphaMap

02092026

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