



OFFERING SUMMARY

Sale Price:	\$24.00 / SF
Lot Size:	2 Acres
Price / Acre:	\$1,045,440

PROPERTY OVERVIEW

Two outparcels available for sale with prime frontage off Douglas Boulevard in Midwest City.

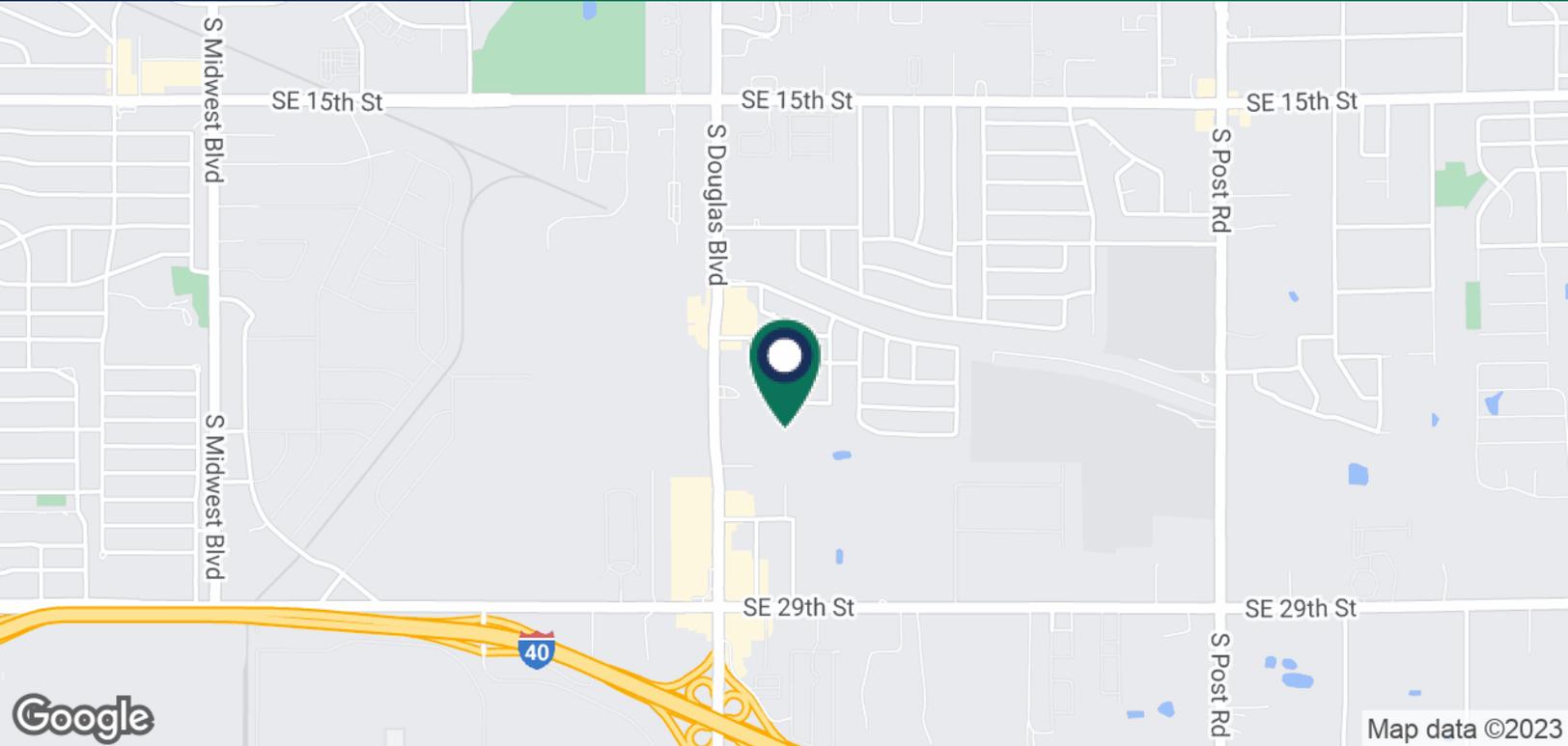
Located just north of SE 29th Street and Douglas Blvd in Midwest City, OK. The property consists of some of the last frontage off Douglas and is surrounded by many national credit tenants. Close proximity to Tinker Air Force Base and easy access to Interstate 40.

PROPERTY HIGHLIGHTS

- 02012023
- Asking price: \$24 per square foot
- Zoned: C3
- +/- 1 acre Parcels
- New Dental Office Development going in directly east of the two parcels available.

Two - 1 Acre Land parcels | For Sale

2500 S Douglas Boulevard, Midwest City, OK 73130



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,411	4,243	8,741
Average Age	36.6	38.0	39.3
Average Age (Male)	34.0	35.6	36.8
Average Age (Female)	38.6	40.7	42.2

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	651	1,934	3,907
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$59,869	\$63,243	\$68,967
Average House Value	\$125,689	\$131,469	\$137,673

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS

S Douglas Blvd	north		24,106
S Douglas Blvd	south		25,358
SE 29th St	east	west	15,903 13,545

JACOB SIMON
405.239.1248
jsimon@pricedwards.com
pricedwards.com