

Commercial Land for Sale

13800 N. Broadway Ave., Oklahoma City, OK

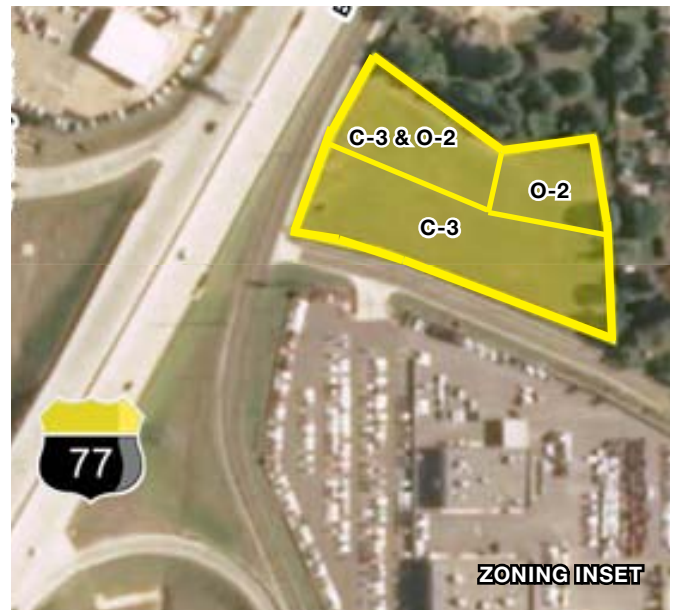


VACANT COMMERCIAL LAND FOR SALE

- LOCATION: 13800 N Broadway Ave., Oklahoma City, OK
- LAND SIZE: 3.37 ± acres
- ZONING: C-3 & O-2
- UTILITIES: On or adjacent to site
- No price has yet been determined for this property.

280 + FEET OF FRONTAGE ON BROADWAY EXTENSION

Great office site on Broadway Extension just north of Memorial Road. Uses could be medical, general office or banking. Access from Broadway and from Memorial Road. Seller would consider "build to suit" for the right tenant.



FOR MORE INFORMATION, CONTACT

Cordell Brown, CCIM, CIPS

cbrown@pricedwards.com

(405) 843-7474

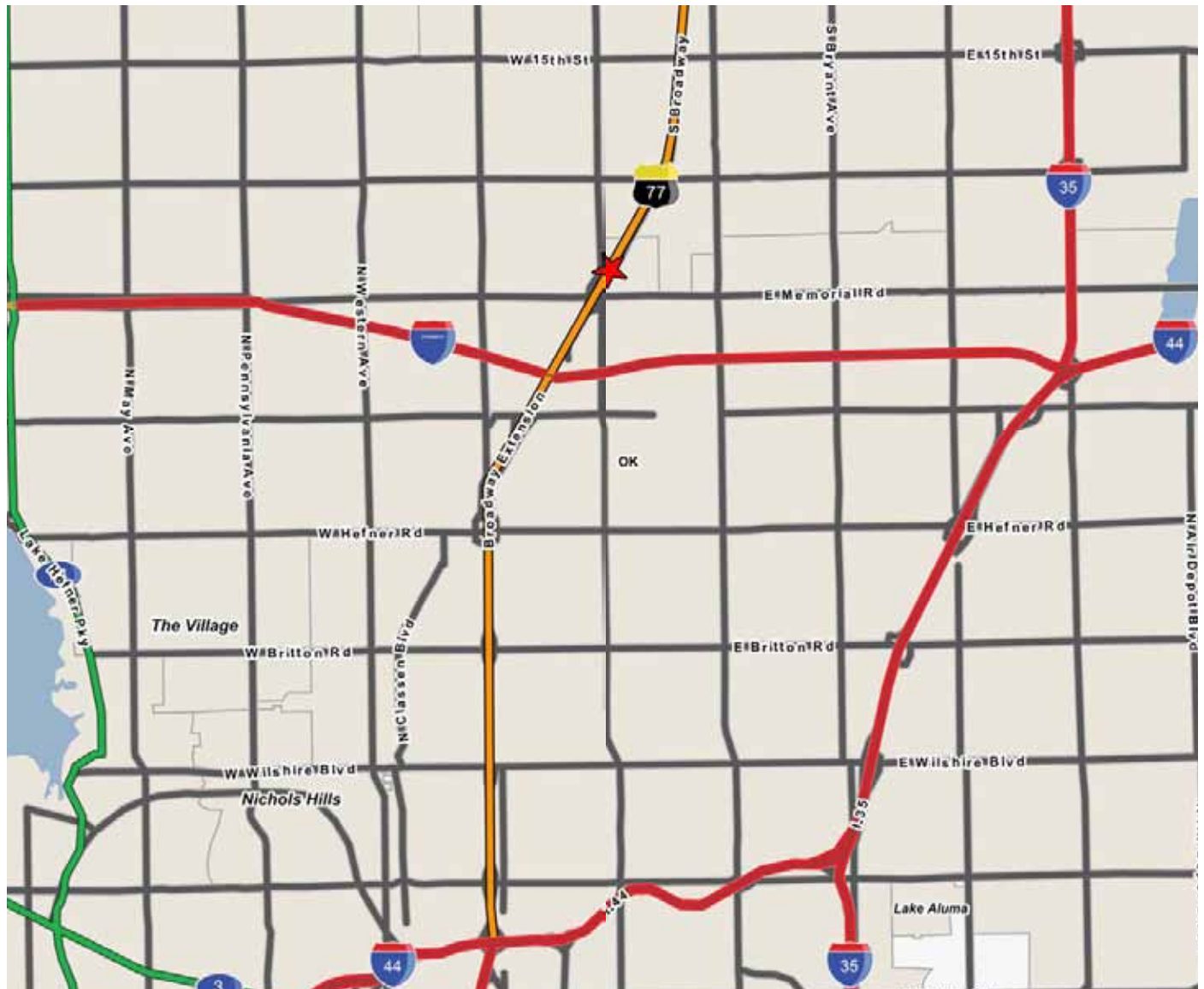
210 Park Avenue, Suite 1000

Oklahoma City, OK 73102

www.pricedwards.com

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DEMOGRAPHICS (per 2010 Census; 5 mi. Radius)

Census Population 2010	148,253
Estimated Population 2016	157,035
Est. Avg. Household Income 2010	\$75,267
Projected Avg. Household Income 2016	\$83,683
Median Age	34.01

TRAFFIC COUNTS

On Memorial Rd. East of Broadway Ext.	19,222 (ACOG 2011)
On Memorial Rd. West of Broadway Ext.	18,390 (ACOG 2012)
On Broadway Ext, Northbound, South of Memorial	119,400 (ODOT 2010)
On Broadway Ext, Southbound, South of Memorial	153,153 (ODOT 2010)
On SH 77 North of Memorial Rd.	41,600 (ODOT ADT 2010)
On SH 77 South of Memorial Rd.	81,700 (ODOT ADT 2010)

The information above has been obtained from sources believed 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.