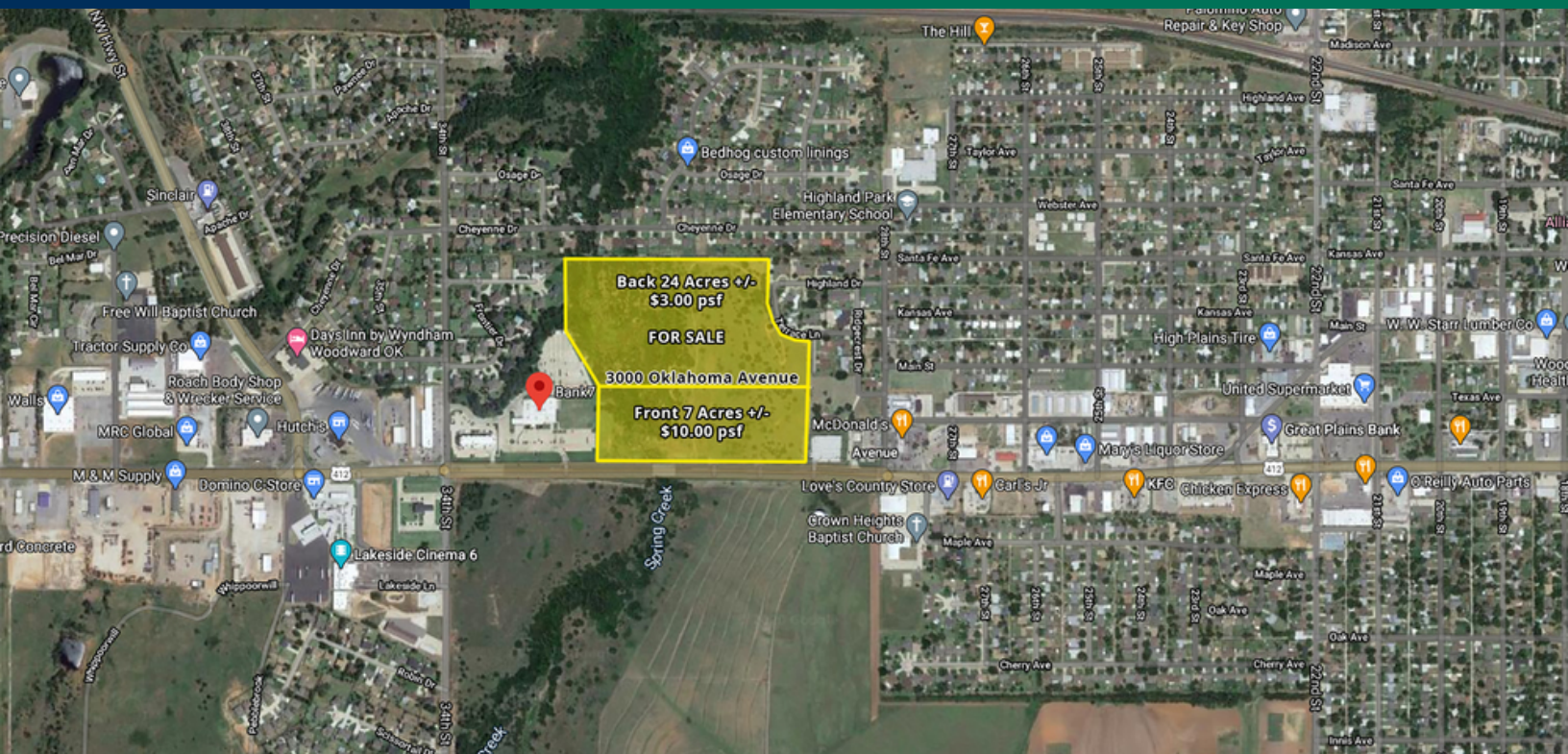


# 31 Acres +/- | For Sale

3000 Oklahoma Avenue, Woodward, OK 73801



## OFFERING SUMMARY

Sale Price:	\$3.00 - \$10.00 / SF
Lot Size:	31 Acres
Price/Acre-Front 7:	\$10.00 psf
Price/Acre-Back 24:	\$3.00 psf
Type:	Raw Land
	10142020

## PROPERTY OVERVIEW

This large Land Parcel is located on the highly traveled, main retail corridor in Woodward, Oklahoma.

Located on the north side of Oklahoma Avenue (Hwy 15), surrounded by national Tenants making this an idea location.

## PROPERTY HIGHLIGHTS

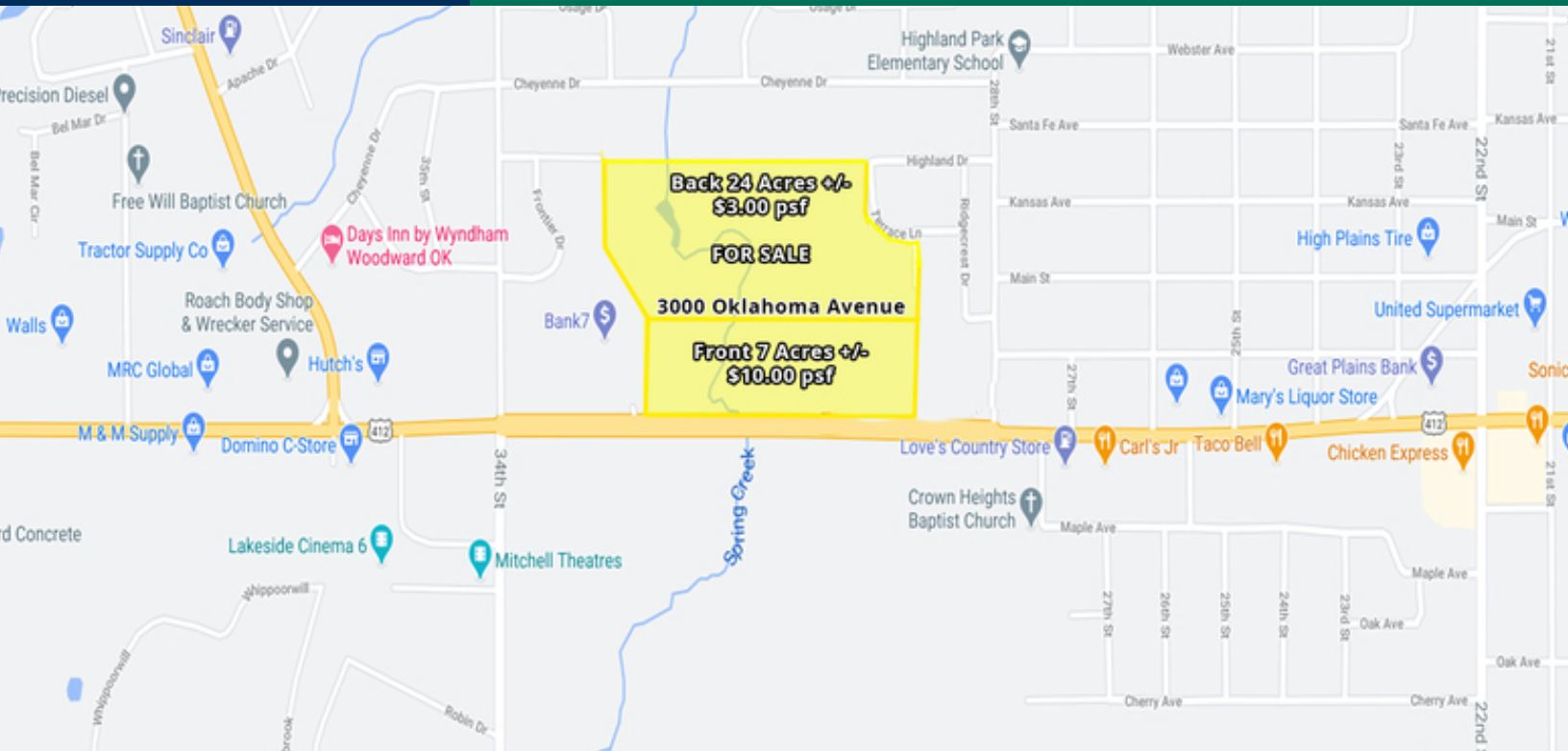
- Front 7 Acres are being offered at a rate of \$10.00 psf
- Back 24 Acres are being offered at a rate of \$3.00 psf

**EV ERNST**  
405.843.7474  
eernt@pricedwards.com  
pricedwards.com

**CORDELL C. BROWN, CCIM, CIPS**  
405.239.1222  
cbrown@pricedwards.com  
pricedwards.com

# 31 Acres +/- | For Sale

3000 Oklahoma Avenue, Woodward, OK 73801



## POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	18	1,892	12,877
Average age	45.0	42.8	43.1
Average age (Male)	42.4	40.3	41.7
Average age (Female)	49.4	46.9	44.9

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	6	633	4,847
# of persons per HH	3.0	3.0	2.7
Average HH income	\$86,771	\$82,199	\$65,979
Average house value			\$111,250

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNTS

Oklahoma Avenue	east	16,900
Oklahoma Avenue	west	12,700

**EV ERNST**  
405.843.7474  
ernst@pricedwards.com  
pricedwards.com

**CORDELL C. BROWN, CCIM, CIPS**  
405.239.1222  
cbrown@pricedwards.com  
pricedwards.com