

Commercial Land for Sale

1121 E. Memorial Road, Oklahoma City, OK



VACANT COMMERCIAL LAND FOR SALE

- LOCATION: 1121 E Memorial Rd., Oklahoma City, OK
- LAND SIZE: 5.8 ± acres
- ZONING: C-3
- UTILITIES: On or adjacent to site
- PRICE: **\$1,700,000**

465+ FEET OF FRONTAGE ON MEMORIAL ROAD

Great office or retail site just off Broadway Extension on Memorial Road. Uses could be retail, medical, general office or banking. Access from Broadway and from Memorial Road. Seller is willing to construct the proposed road, and would consider “build to suit” for the right tenant.

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

FOR MORE INFORMATION, CONTACT

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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, NB, South of Memorial	119,400 (ODOT 2010)
On Broadway Ext, SB, 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)

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