

511 NW 36TH STREET

OKLAHOMA CITY, OK 73118



PROPERTY DESCRIPTION

Located in the heart of one of Oklahoma City's most vibrant urban corridors, this ±11,507 square foot parcel at 511 NW 36th Street offers a rare opportunity for infill development near Western Avenue. The site is zoned C-3, allowing for a wide range of commercial uses, including retail, office, or mixed-use development. With excellent frontage along NW 36th Street and close proximity to the Uptown 23rd District, Midtown, and the thriving Western Avenue corridor, the property is ideally positioned to capture traffic from surrounding neighborhoods like Crown Heights, Edgemere Park, and Heritage Hills. The site offers flexible development potential in an area experiencing continued reinvestment and urban renewal. Its manageable size, rectangular shape, and favorable topography make it well-suited for efficient site planning. Whether for an owner/user or a speculative project, this parcel represents a strategic opportunity to invest in one of Oklahoma City's most active infill markets.

OFFERING SUMMARY

Sale Price:	\$485,000
Lot Size:	0.26 Acres
Zoning:	C-3

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TRAFFIC COUNTS

Location	Cars / Day
I-235	90,100
NW 36the Street (eastbound)	15,429
NW 36the Street (westbound)	14,012
N Walker Avenue (southbound)	2,531
N Walker Avenue (northbound)	1,107

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