

OFFERING SUMMARY

Sale Price:	\$4.25 / SF
Total Lot Size:	11.02 Acres
Lot 1:	4.25 Acres
Lot 2:	3.19 Acres
Lot 3:	3.58 Acres
Price / Acre:	\$185,130
Submarket:	North
	041922

PROPERTY OVERVIEW

Three lots are being offered For Sale on the highly traveled intersection; one of the most popular destination areas in Oklahoma City

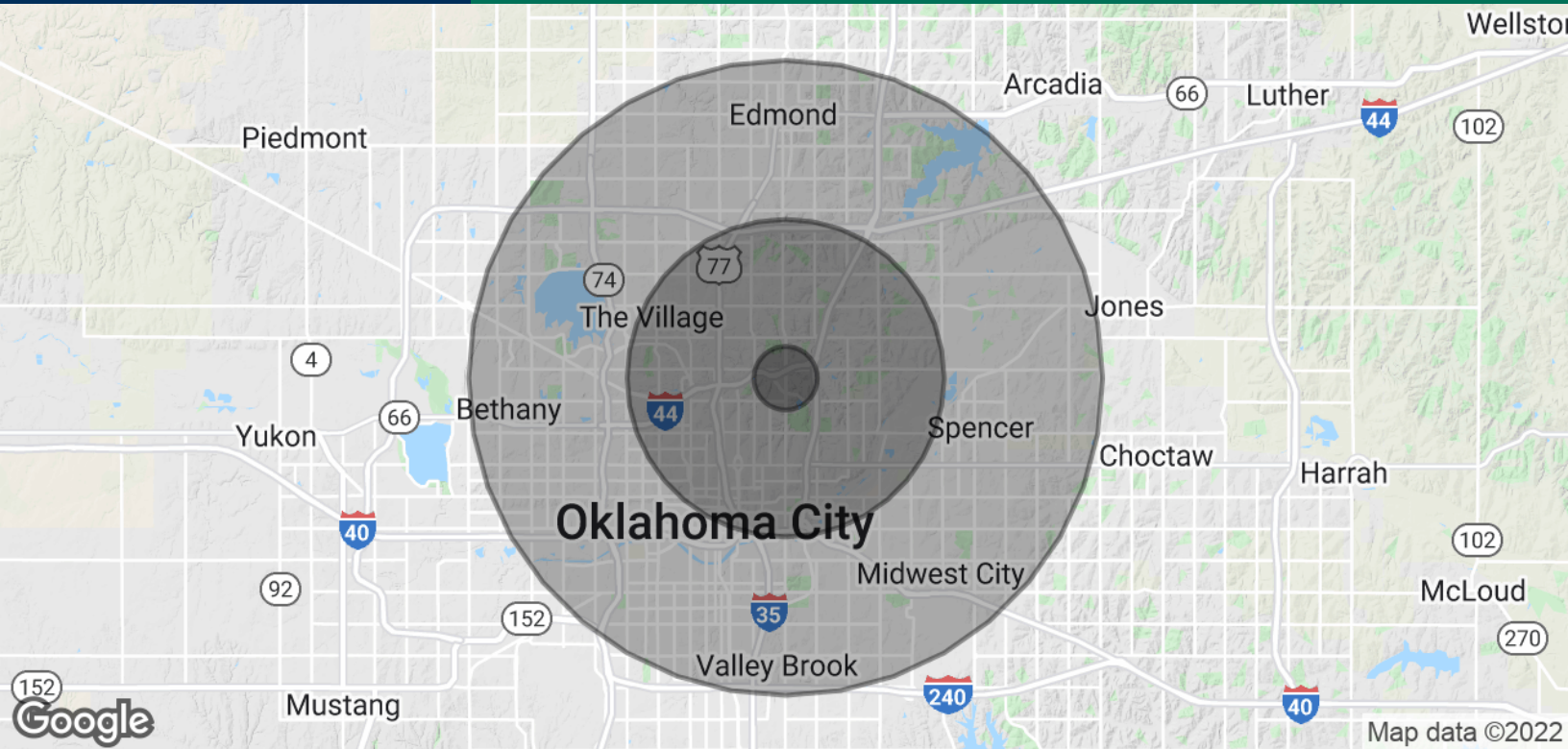
These lots can be sold separately or each lot can be divided or combined, providing opportunity to accommodate many different uses.

- Lot 1 - 4.25 Acres (185,130.0 sq ft)
- Lot 2 - 3.19 Acres (138,956.4 sq ft)
- Lot 3 - 3.58 Acres (155,944.8 sq ft)

PROPERTY HIGHLIGHTS

- Easy Access to I-44
- Minutes away from I-35 & I-235
- Pad Sites fronting popular Movie Theatre - Tinseltown & XD Cinemark
- Located in the area known as the Adventure District - featuring: Remington Park, Oklahoma City Zoo, Science Museum Oklahoma, National Cowboy & Western Heritage Museum and more

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,864	90,014	570,226
Average age	43.1	37.2	34.2
Average age (Male)	27.6	35.6	33.0
Average age (Female)	47.3	38.2	35.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	703	38,605	230,716
# of persons per HH	2.7	2.3	2.5
Average HH income	\$43,448	\$60,733	\$57,887
Average house value	\$67,937	\$193,231	\$154,213

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS

Martin Luther King	north	6,569
Martin Luther King	south	10,674
I-44 East	east/west	53,400



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