



OFFERING SUMMARY

Sale Price:	\$1,141,272
Price / SF:	\$20 / SF of Land
Lot Size:	1.31 Acres
Market:	Oklahoma City Metro
Submarket:	NW OKC

PROPERTY OVERVIEW

The subject land is being offered as a pad site sale or a ground lease. The land is surrounded by national retailers that include: Walmart Supercenter, Sam's Club, Home Depot, McDonald's, Sonic Drive-In, Arby's, Burger King, Goodwill, TJ Maxx, Office Depot, Kohl's, IHOP, Panda Express and many more. This property is a rare opportunity for a pad site on NW Expressway's busy artillery 6 lane expressway.

LOCATION OVERVIEW

The subject site has an address of 8020 N.W. Expressway and is located just west of the 40,000 square foot Integris Medical Hospital and Family Care facility built in 2019. This pad site is best situated for a high traffic retail pad user due to the proximity of neighborhoods such as: Harvest Hills, Northhaven, Northridge, Council Heights, Rambling Acres and Wilshire Hills. The property is located off the corner of N.W. Expressway and Council Road, with large retailers and national tenants surrounding the site on all four corners of the main intersection.

PROPERTY HIGHLIGHTS

- Integris Hospital and Family Care Center built in 2019
- Across from Walmart Supercenter, CVS, Walgreens and McDonalds
- Surrounded by roof-tops
- National Retailers in the immediate area

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The information above has been obtained from sources believe 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.

Pad Site Sale or Ground Lease

8020 N.W. Expressway. Oklahoma City, OK 73162

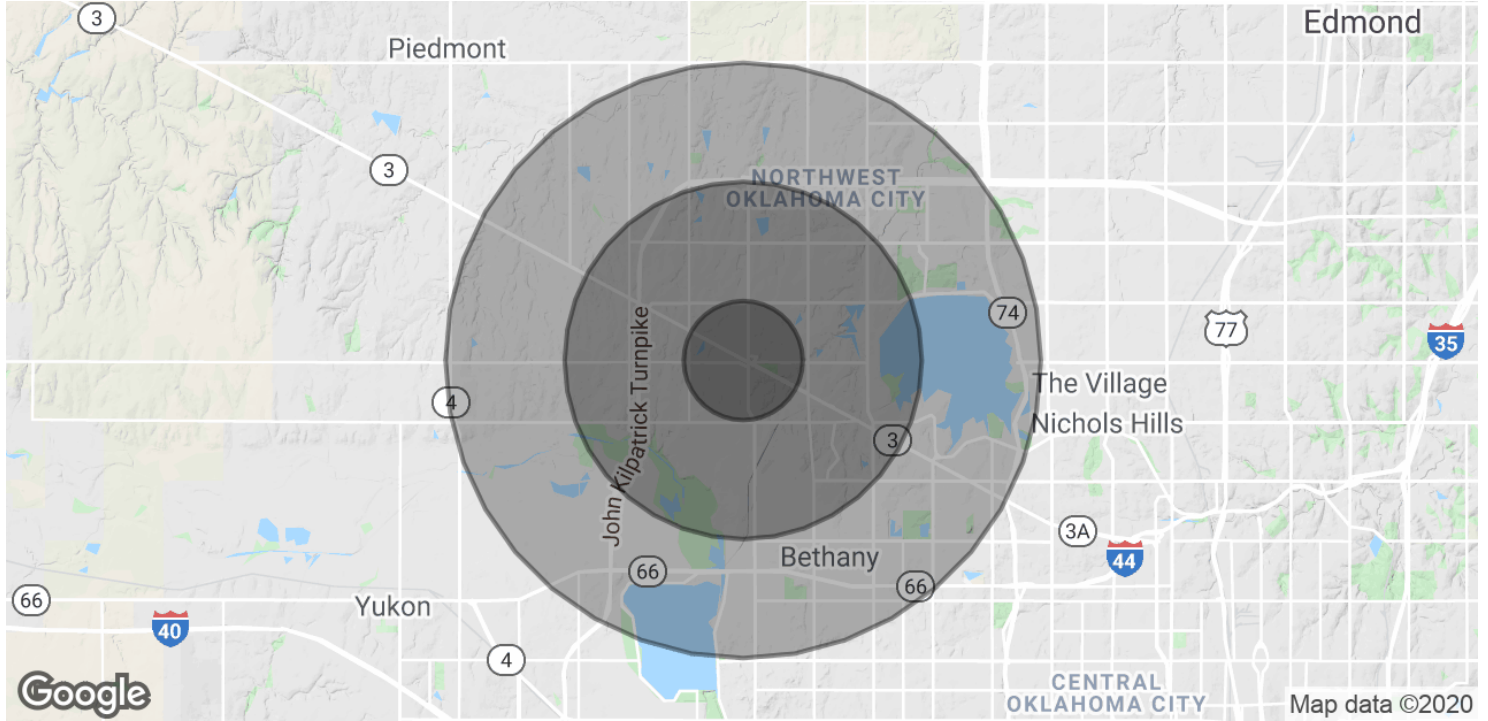


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,597	62,705	125,527
Average age	38.1	37.5	38.1
Average age (Male)	35.2	35.5	36.7
Average age (Female)	40.8	38.8	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,246	25,054	51,261
# of persons per HH	2.4	2.5	2.4
Average HH income	\$61,155	\$72,029	\$69,576
Average house value	\$147,411	\$176,055	\$168,671

* Demographic data derived from 2010 US Census

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