BRITTON ROAD AND KELLEY E. Britton Road and Kelley Oklahoma City, OK 73118





CORDELL C. BROWN, CCIM, CIPS

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LAND SPACE NOW AVAILABLE

Sale Price:	\$3,250,000
Lot Size:	14.81 Acres
APN #:	None at this time
Zoning:	R-1 w/ Commercial PUD application in process
Market:	Oklahoma City
Sub Market:	North
Cross Streets:	East Britton Road and North Kelley

COMMENTS

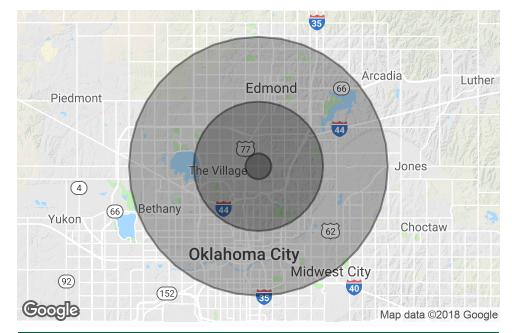
Highly visible corner of two section line thoroughfares. Britton Road is a 4 lane section line roadway one mile east of I-235, three miles west of I-35 and two miles north of I-44. All utilities are to the site. The surrounding area is developing into office buildings service company offices, flex space and religious facilities. Site is part of a larger 102+ / - parcel and could be enlarged to accommodate a large user or developer.

Neighbors:

Numerous Office Parks; Rockgate Financial; Gallagher Insurance; Peoples Church; KFOR Television; Chaparral Energy; American Fidelity Campus and commercial development

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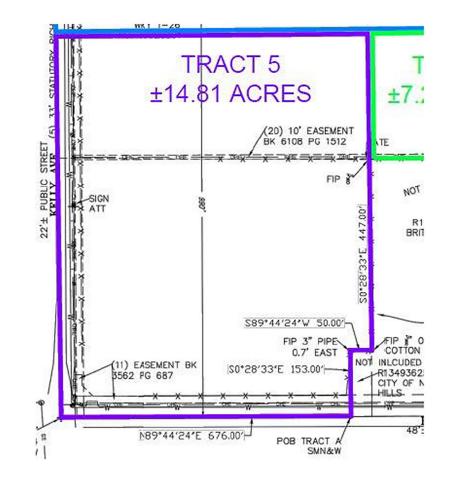
DEMOGRAPHICS (per 2010 Census; 10 Miles Radius)

Total Population	527,138
Population Density	527,138
Median Age	35.0
Median Age (Male)	33.8
Median Age (Female)	36.0
Total Households	214,951
# of Persons Per HH	2.5
Average HH Income	\$64,915
Average House Value	\$173,616

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Exhibit A



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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.