



LAND SPACE NOW AVAILABLE

Sale Price:	Subject To Offer
Retail Service land:	\$6.00 per SF
Industrial Commercial land:	\$1.00 per SF
Mixed Use Residential land:	\$5,000 per Acre
APN #:	0000-25-011-021-0-004-00
Zoning:	Commercial
Cross Streets:	E 7th St & S Eastern Ave

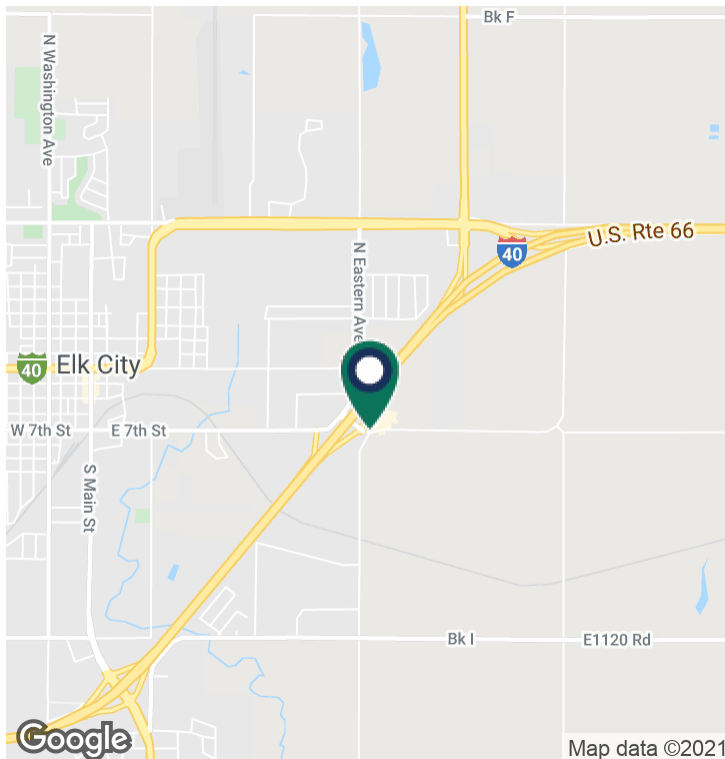
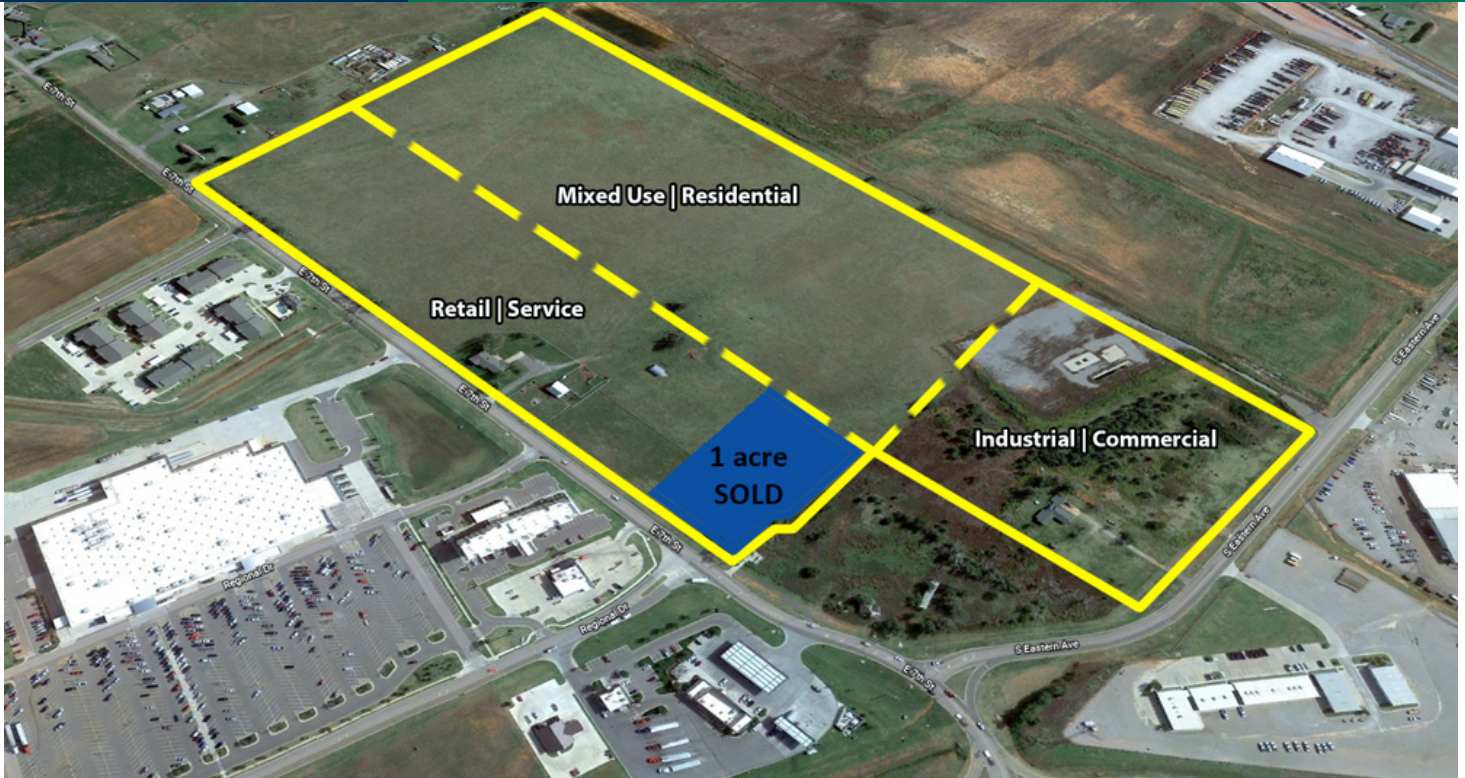
PROPERTY OVERVIEW

69 Acres +/- are currently being offered for sale in Elk City; located east of the highly traveled Interstate 40, and directly across from the popular Wal-Mart SuperCenter.

This area is quickly developing into a destination intersection in Elk City; not only for the local area, but for the daily commuters.

A residential land parcel is adjacent to retail, but also is usable to commercial, industrial use to service agricultural or oilfield user.

(Price subject to differentiation for smaller parcels)



DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	16,565
Population Density	16,565
Median Age	32.4
Median Age (Male)	30.3
Median Age (Female)	35.6
Total Households	5,903
# of Persons Per HH	2.8
Average HH Income	\$55,881
Average House Value	\$103,692

TRAFFIC COUNTS (PER ACOG)

I-40	Northeast	14,400
I-40	Southwest	13,800
		060121

CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@priceedwards.com
priceedwards.com