



LAND SPACE NOW AVAILABLE

Sale Price:	Subject To Offer
Price:	Varies by size and location
Mixed Use Residential land:	Negotiable per location and tract size
Trade area:	80,000 within 51 mile radius
Traffic:	24,000 per day on I-40
APN #:	0000-25-011-021-0-004-00
Zoning:	Commercial
Cross Streets:	E 7th St & S Eastern Ave

PROPERTY OVERVIEW

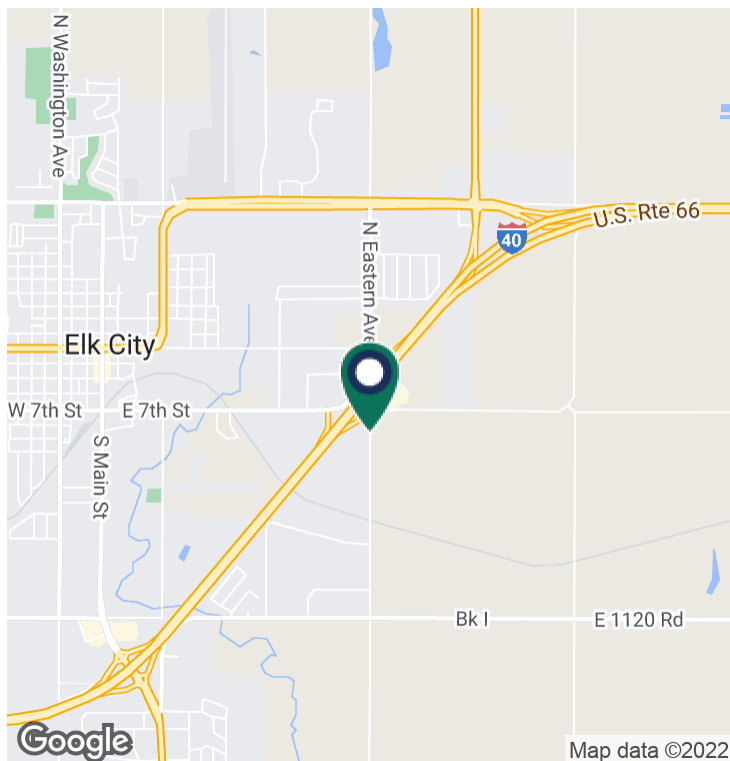
69 Acres +/- are currently being offered for sale in Elk City; located east of the highly traveled Interstate 40, and directly across from the popular Wal-Mart SuperCenter.

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

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

Neighbors:

Walmart Supercenter
Hobby Lobby
Starbucks
Hampton Inn
Rib Crib
Burger King



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
		060222

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