



**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**

70 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.

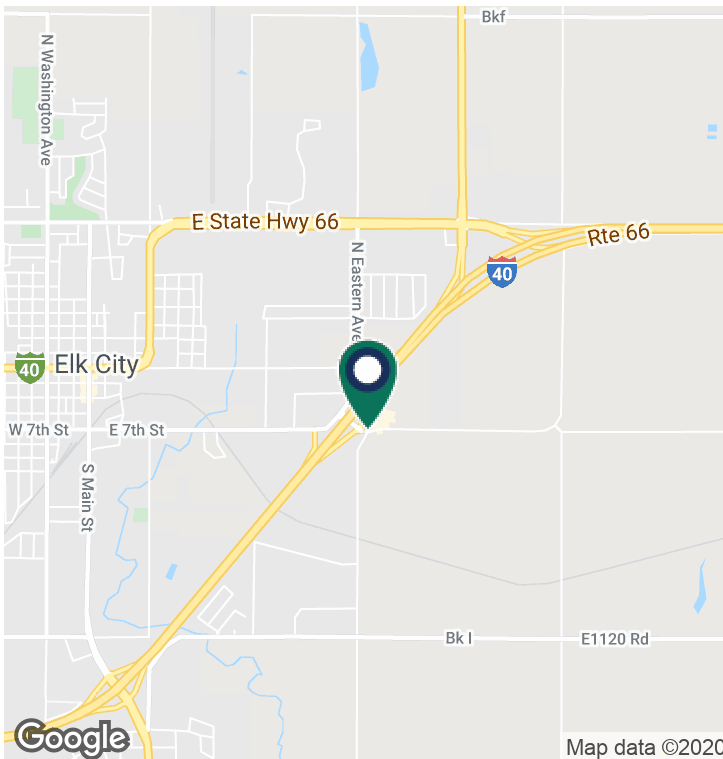
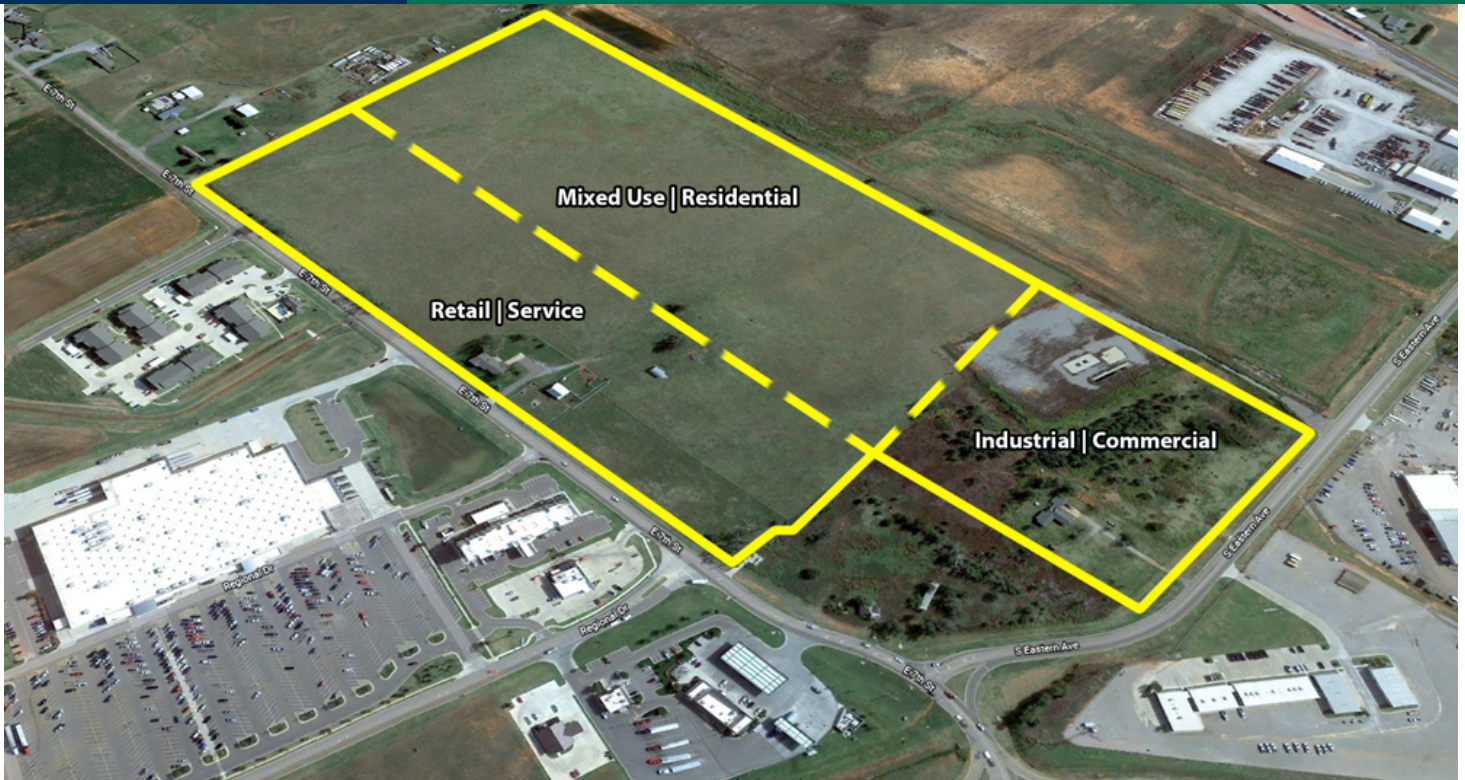
This area is quickly developing into a destination intersection in Elk City; not only for the local area, but for the daily commuters.

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)

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**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
		04232020

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