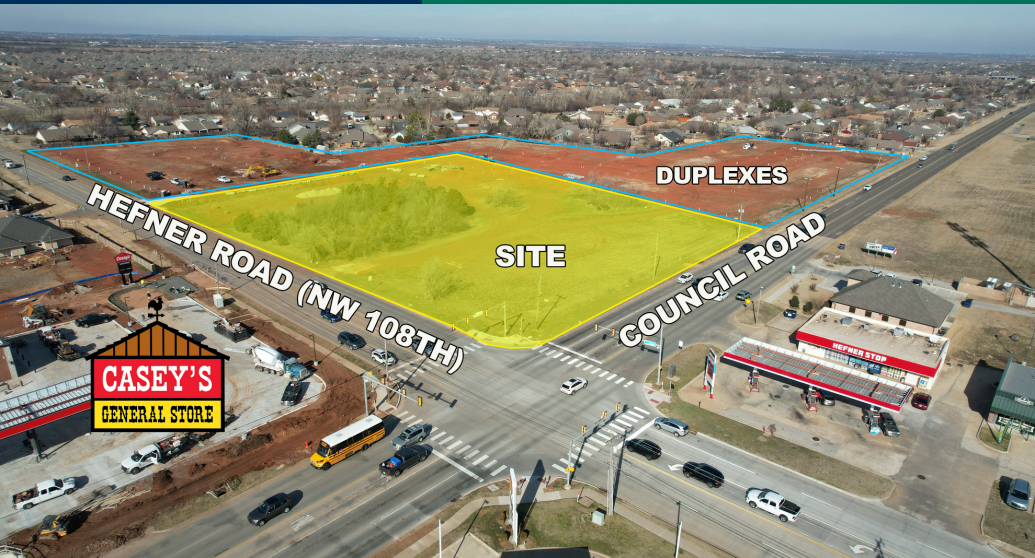


Hefner and Council Road NWC

Oklahoma City, OK 73172



PROPERTY DESCRIPTION

Ideal retail corner location in a developing area. Great opportunity for many retail, recreational or office uses. The intersection was recently rebuilt to more adequately service the two four lane section line streets. New residential development is underway on both the SW and NW areas surrounding the corners. All utilities are to the site and water retention is available offsite on adjacent land.



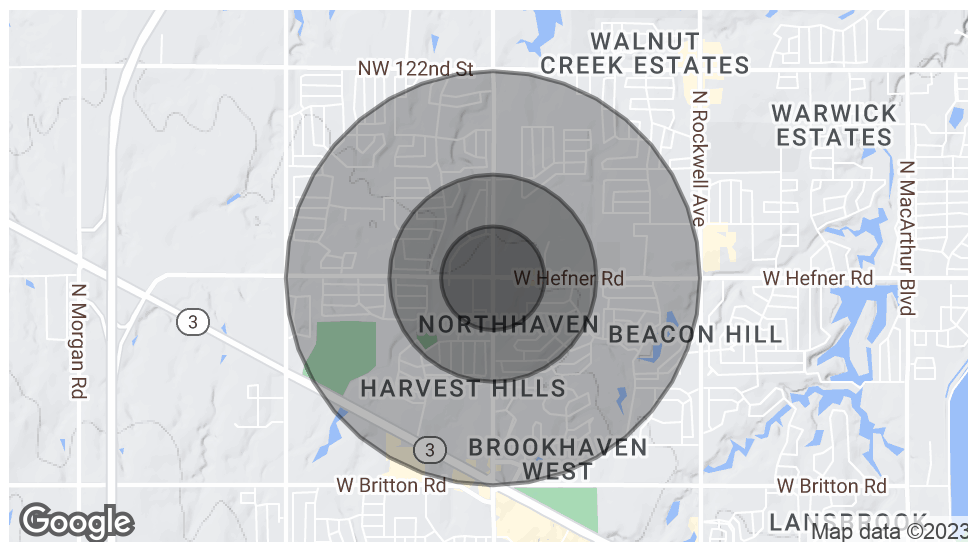
OFFERING SUMMARY

Sale Price:	\$1,088,000
Lot Size:	2.84 Acres
Zoning:	C-3 in Oklahoma City
Market:	NW Oklahoma City
Cross Streets:	Hefner Road and Council Road

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

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DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

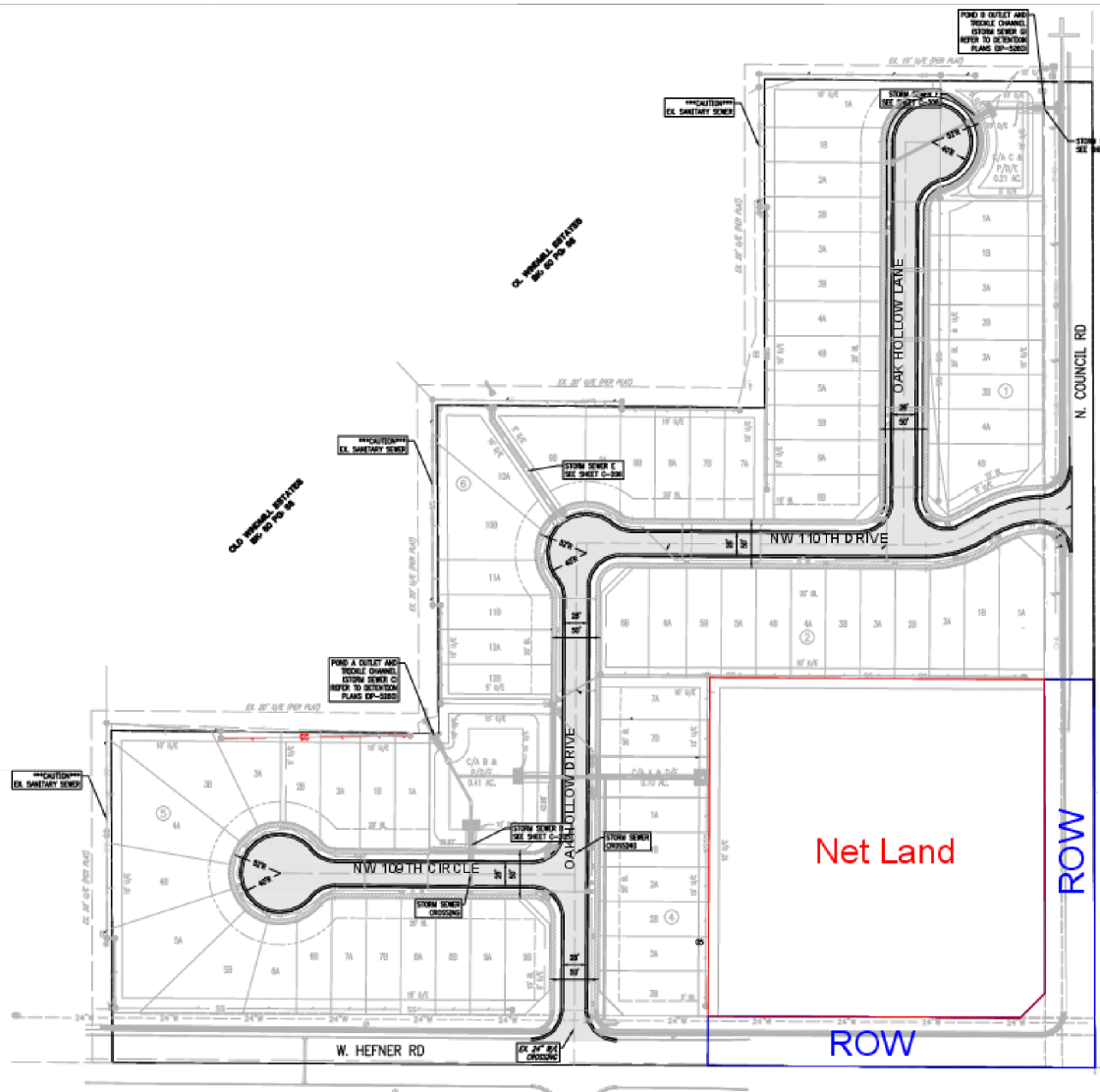
Total Population	14,373
Population Density	14,373
Median Age	40.3
Median Age (Male)	36.9
Median Age (Female)	45.3
Total Households	6,304
# of Persons Per HH	2.3
Average HH Income	\$78,754
Average House Value	\$172,703

TRAFFIC COUNTS (PER ACOG)

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Site Details

Total Land Size - 3.48 Acres

ROW Land Size - .84 Acres

Net Land Size - 2.64 Acres