

I-240 & S Sunnyslane Rd - Land Parcels

I-240 & S Sunnyslane Rd, Oklahoma City, OK 73135



ROSHA WOOD
405.239.1219
rwood@pricedwards.com
pricedwards.com

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LAND SPACE NOW AVAILABLE

| | |
|------------------------------------|---|
| Sale Price Lots 2 & 3: | Negotiable |
| Total Lot Size Combined Lots 2 -3: | 18.10 Acres (can be sold separately) |
| Lot 2: | 8.78 Acres |
| Lot 3: | 9.32 Acres |
| Zoning: | PUD-942 (will allow C-3 uses) |

COMMENTS

Located on the east side of Sunnyslane Rd, immediately south of Interstate 240, offering great visibility and easy access on/off I-240. Construction is under way to expand the highly traveled Sunnyslane Rd to 4 lanes, running south from Interstate 240 to SE 89th St, to better serve this growing area. Excellent location for retail or general commercial use. All utilities to the Site.

Neighbors in immediate area are: Value Place extended stay hotel, Valero, Excel Express, 240 Sports Complex, Horizon Daycare, Dolese, Schlumberger, SW Electric and Quad Graphics. One mile east is Oklahoma Heart Hospital, Popeye's Chicken, McDonald's, ProBuild, OnCue and Lumber 2. "The Landing", 252 apartments.

Sunnyslane Rd lane expansion and road resurfacing has completed. This in itself will increase the traffic on this corridor, used by daily commuters to and from Oklahoma City, Moore and Norman.

Mercy Hospital expansion, located just west of I-240 & Sooner Rd, is completed.

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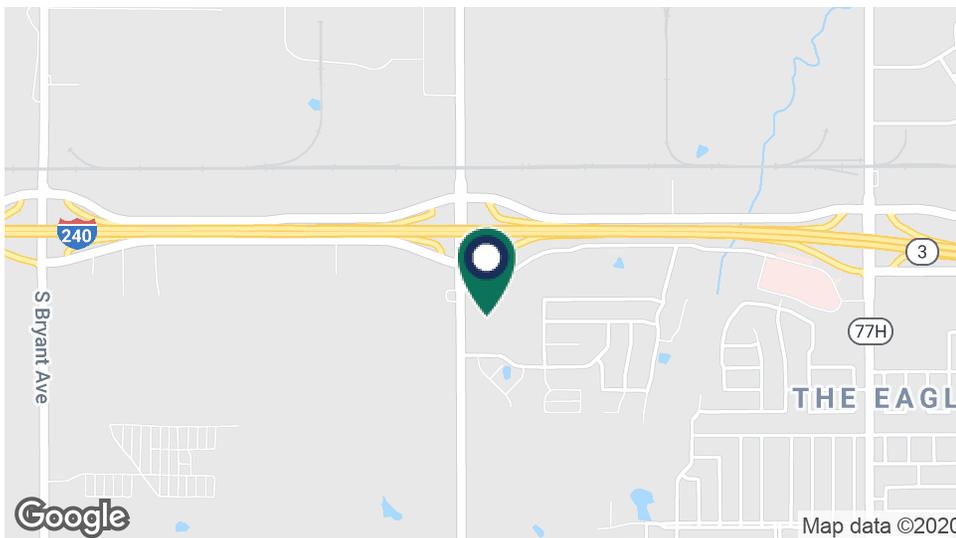
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- The \$150-million project will include:
- A six-story, 228,000-square-foot patient tower
 - Space for up to 72 patient beds
 - Space for an intensive care unit
 - Surgery and endoscopy (internal imaging camera) suites
 - Outpatient imaging for X-rays, ultrasound, radiography, computed CT scans and MRI
 - Cancer and infusion services
 - An inpatient pharmacy
 - Chapel
 - Shell space for additional growth
- mercy's new hospital, targeted for completion in 2020, will be built on the current campus of Oklahoma Heart Hospital (OHH) South, at I-240 and Sooner Road.



| | |
|---------------------|-----------|
| Total Population | 112,770 |
| Population Density | 112,770 |
| Total Households | 41,986 |
| # of Persons Per HH | 2.7 |
| Average HH Income | \$52,693 |
| Average House Value | \$110,187 |

TRAFFIC COUNTS (PER ACOG)

| | | |
|-----------------|---------------|-----------------|
| I-240 | East West | 39,200 81,000 |
| S Sunnyslane Rd | North South | 13,517 9,653 |
| | | 11032020 |

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