

# FOR SALE | 2 HIGHLY VISIBLE LAND PARCELS

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



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# I-240 & S Sunnyslane Rd - Land Parcels

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## LAND SPACE NOW AVAILABLE

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

## LOCATION DESCRIPTION

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 is located just west of I-240 & Sooner Rd.



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,805	39,152	112,770
Average age	28.1	30.9	32.0
Average age (Male)	28.7	29.7	31.1
Average age (Female)	28.1	31.8	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,010	13,932	41,986
# of persons per HH	2.9	2.8	2.7
Average HH income	\$56,286	\$56,199	\$52,693
Average house value		\$118,312	\$110,187

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNTS (ACOG)

I-240	east	39,200
I-240	west	81,000
S Sunnyslane Rd	north	13,517
	south	9,653
		11112021



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