

FOR SALE | 2 HIGHLY VISIBLE LAND PARCELS

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



SE/C I-240 & S Sunnyslane Rd

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I-240 & S Sunnlyane Rd - Land Parcels

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



LAND SPACE NOW AVAILABLE

Total Lot Size Combined Lots 2 & 3:		18.10 Acres (can be sold separately)
Sale Price Lot 2 & 3:	(Call for Pricing)	Negotiable
Lot 2:		8.78 Acres
Lot 3:		9.32 Acres
Zoning:		I-1

Retail Lots are ideal for small retail development, fast food users, coffee shop, gas station, medical offices, warehouse and etc.

LOCATION DESCRIPTION

Located on the east side of Sunnlyane 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 Sunnlyane 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.

Sunnlyane 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.

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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 2020 ACS - US Census

TRAFFIC COUNTS (ACOG)

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

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