

Land For Sale

I-240 Service Rd & Mid America Blvd, Okla City, OK 73135



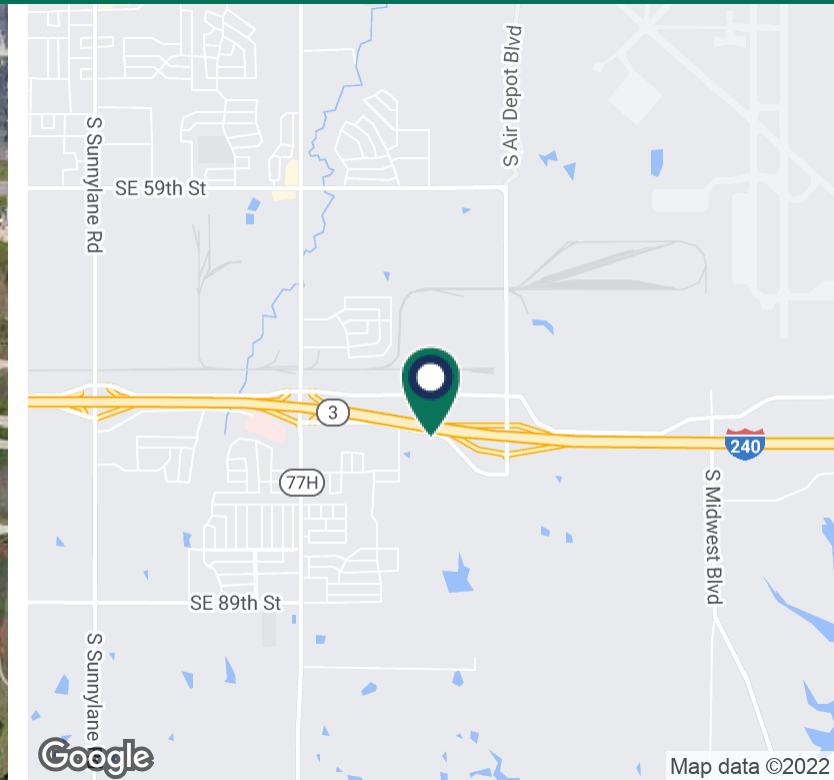
I-240 Service Rd & Mid America Blvd

Okla City, Okla

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I-240 Service Rd & Mid America Blvd, Okla City, OK 73135



OFFERING SUMMARY

| | |
|---------------|-------------|
| Sale Price: | \$1,460,000 |
| Lot Size: | 5.4 Acres |
| Price / Acre: | \$270,370 |
| Zone: | I-2 |

PROPERTY OVERVIEW

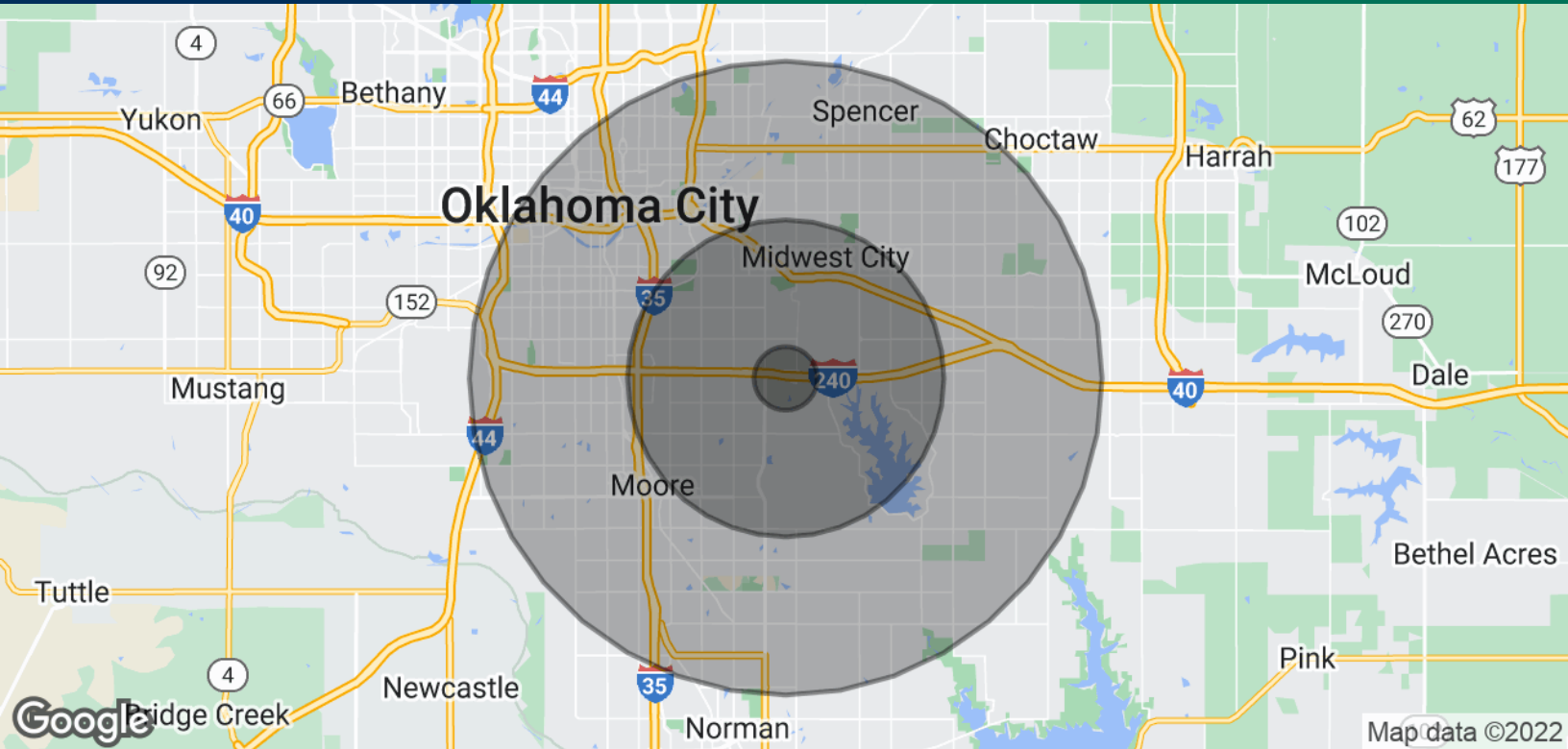
Approximately 5.4 acres of land located at the southwest corner of the I-240 Service Road and Mid America Boulevard. The land lies just west of the Interchange of I-240 and South Air Depot Boulevard.

It is the frontage parcel of the Mid America Business Park.

PROPERTY HIGHLIGHTS

- Offers over 700 feet of frontage on the two way service road
- All utilities are available to the site
- The site is Zoned I-2
- Highly visible from I-240

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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Total Population | 1,942 | 76,453 | 400,856 |
| Average Age | 38.5 | 36.4 | 35.7 |
| Average Age (Male) | 38.8 | 35.9 | 34.7 |
| Average Age (Female) | 33.6 | 37.0 | 37.0 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total Households | 915 | 32,225 | 166,321 |
| # of Persons per HH | 2.1 | 2.4 | 2.4 |
| Average HH Income | \$64,928 | \$64,100 | \$60,695 |
| Average House Value | \$408,584 | \$187,546 | \$160,019 |

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS

| | | |
|----------------|-------|--------|
| S Air Depot | North | 14,385 |
| Interstate 240 | East | 23,100 |
| Intersate 240 | west | 39,200 |

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