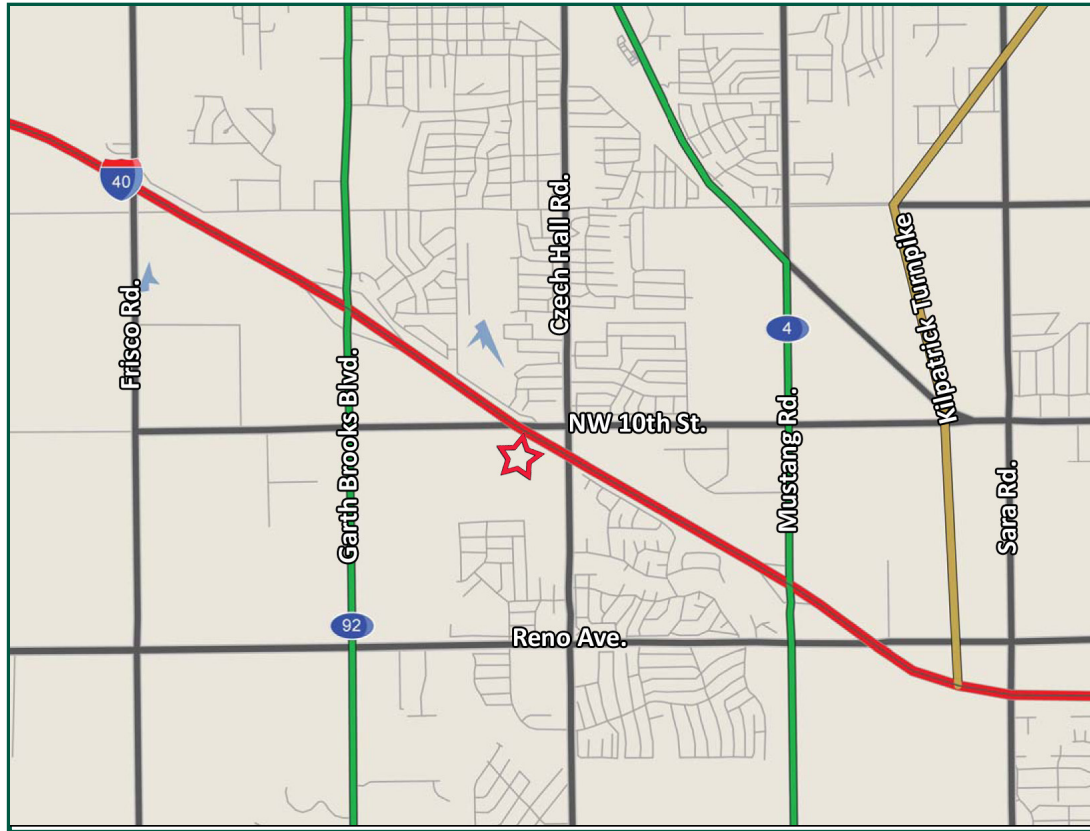


DEVELOPMENT LAND FOR SALE

I-40 & Czech Hall Rd. Oklahoma City, Oklahoma



Price Edwards & Company
210 Park Ave. Suite 1000
Oklahoma City, OK 73102
(405) 843-7474 PHONE
(405) 236-1849 FAX
www.priceedwards.com



Location: Southwest corner of NW 10th and Czech Hall Road, with frontage along I-40

Land Size: 78.69 ± Ac.

Zoning: Mixed Use PUD

Utilities: All available; Oklahoma City Utilities and Emergency

Price: \$ 9,500,000

Comments: This prime parcel is located at the southwest corner of the Interchange of I-40, Czech Hall Road and NW 10th Street. It is one of the few remaining prime tracts of land located at major interchanges within the Oklahoma City Limits. The parcel has exposure and access to all three traffic arteries. Being located on the south side of 10th Street puts the property within the Oklahoma City limits. The site is zoned for commercial use under a PUD. Oklahoma City utilities are available to the site.

The site lies within one of the fastest growing areas of the greater metropolitan area. The City of Mustang is to the south and The City of Yukon is immediately north of NW 10th Street. Both of these former farming communities have seen explosive growth over the last decade. Neighbors include Integris Hospital, which is currently expanding, Lowe's, Target and Kohl's, Staple's and Walmart. A bank and supermarket are located immediately north across the I-40 Interchange.

FOR MORE INFORMATION, CONTACT:

Cordell Brown, CCIM, CIPS

cbrown@priceedwards.com

(405) 843-7474

Demographics	1 Mile	3 Mile	5 Mile
Est. Population (2011)	9,195	38,090	63,308
Avg. Household Income	\$80,654	\$71,502	\$72,137

Traffic Counts	
West of Czech Hall on 10th (2013)	8,132
South of 10th on Czech Hall (2010)	12,694
East of Mustang Rd. on I-40 (2010)	60,300

DEVELOPMENT LAND FOR SALE

I-40 & Czech Hall Rd. Oklahoma City, Oklahoma



Commercial Real Estate Services

Price Edwards & Company
210 Park Ave. Suite 1000
Oklahoma City, OK 73102
(405) 843-7474 PHONE
(405) 236-1849 FAX
www.priceedwards.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.