

JACKSON CREEK - FOR SALE

NW 164TH & N WESTERN AVE, Oklahoma City, OK 73013

PRICE
EDWARDS
AND COMPANY



RETAIL SITE NOW AVAILABLE FOR SALE

- This retail property has excellent exposure to a major intersection of West Edmond & North OKC
- Site located on the southeast corner, across the street from Natural Grocers and Wal-Mart Neighborhood Market

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PROPERTY HIGHLIGHTS

- Land Parcel: 4.8163 Acres
- Commercial Zoning
- Located on hard corner
- Excellent visibility
- Cross streets: NW 164th & N Western Ave
- Price: \$22.00 / SF
- Short distance to both Kilpatrick Turnpike and Broadway Extension
- 15 minutes from both University of Central Oklahoma and Oklahoma Christian, with a combined student population of around 18,000

TRAFFIC COUNTS

NW 164th	East	17,784
NW 164th	West	18,151
N Western Ave	North	19,037
N Western Ave	South	18,927

CONTACT US

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DEMOGRAPHICS (5 MILE RADIUS)

Total Population	145,667
Median Age	32.9
Total Housholds	58,949
# Persons Per HH	2.5
Average HH Income	\$75,450
Average House Value	\$195,154