

PRICE EDWARDS AND CO.

LAND
FOR SALE

LAND - SE 59TH & SOONER ROAD (SE CORNER)

OKLAHOMA CITY, OK 73135



CRAIG TUCKER

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PROPERTY DESCRIPTION

Prime development site in a rapidly expanding area. The site is one mile west of Tinker Air Force Base and one mile north of the Oklahoma Heart Hospital. Recent development in the area includes small office, industrial and multi-family. Additionally, several defense contractors including Boeing and Northrup Grumman have a large presence within a mile of the subject. The subject property is one mile north of Interstate 240.

PROPERTY OVERVIEW

- Excellent location in rapidly expanding area
- One mile west of Tinker Air Force Base (Gott Gate)
- Available land does not include the hard corner
- Traffic Counts:
SE 59th - 7,293 (2022)
Sooner Road - 19,443 (2020)

OFFERING SUMMARY

Sale Price: \$1,750,000

Lot Size: 16.09 Acres
will divide

Zoning: I-2 Moderate Industrial

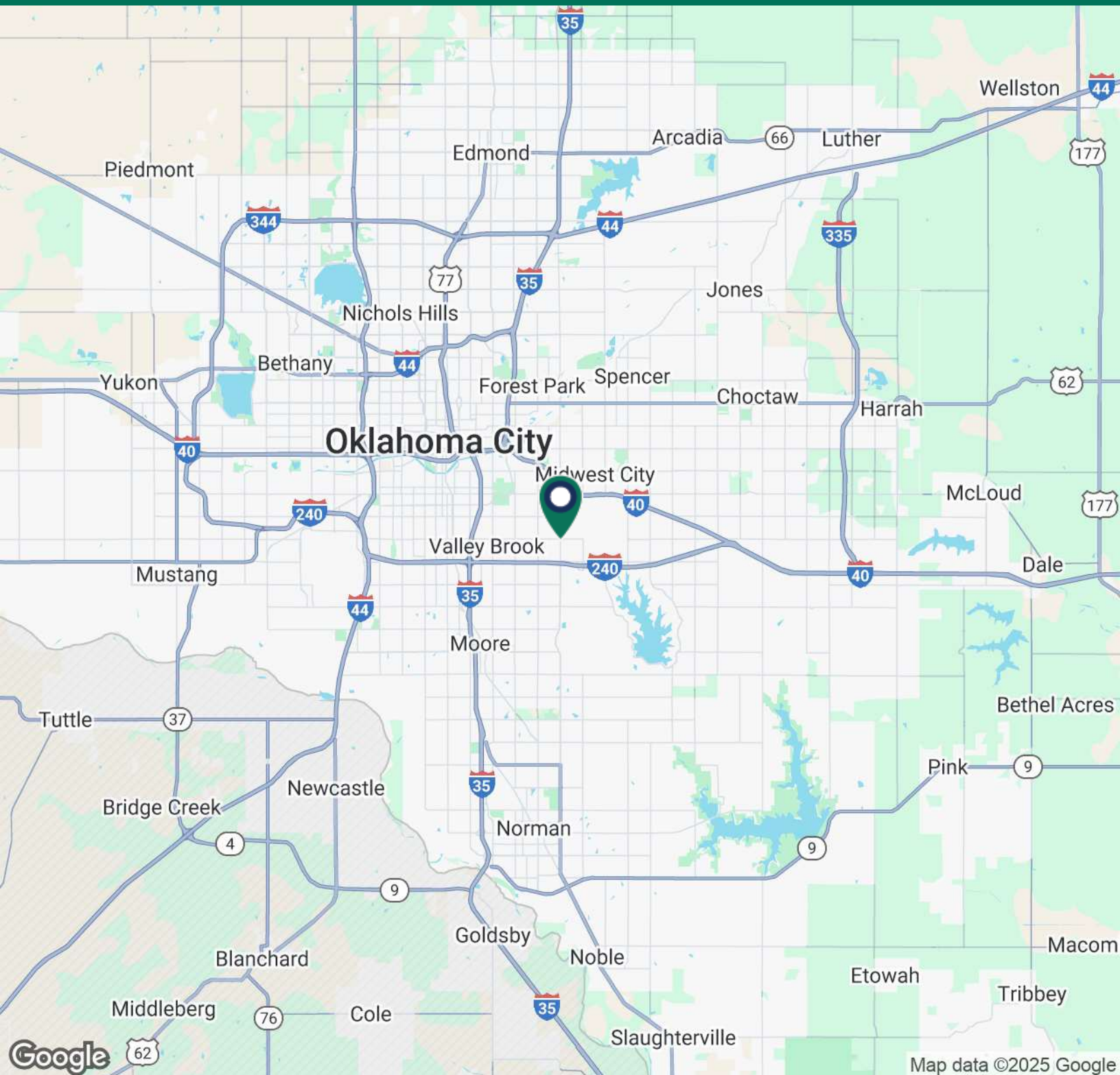
Cross Streets: SE 59th and S. Sooner Road

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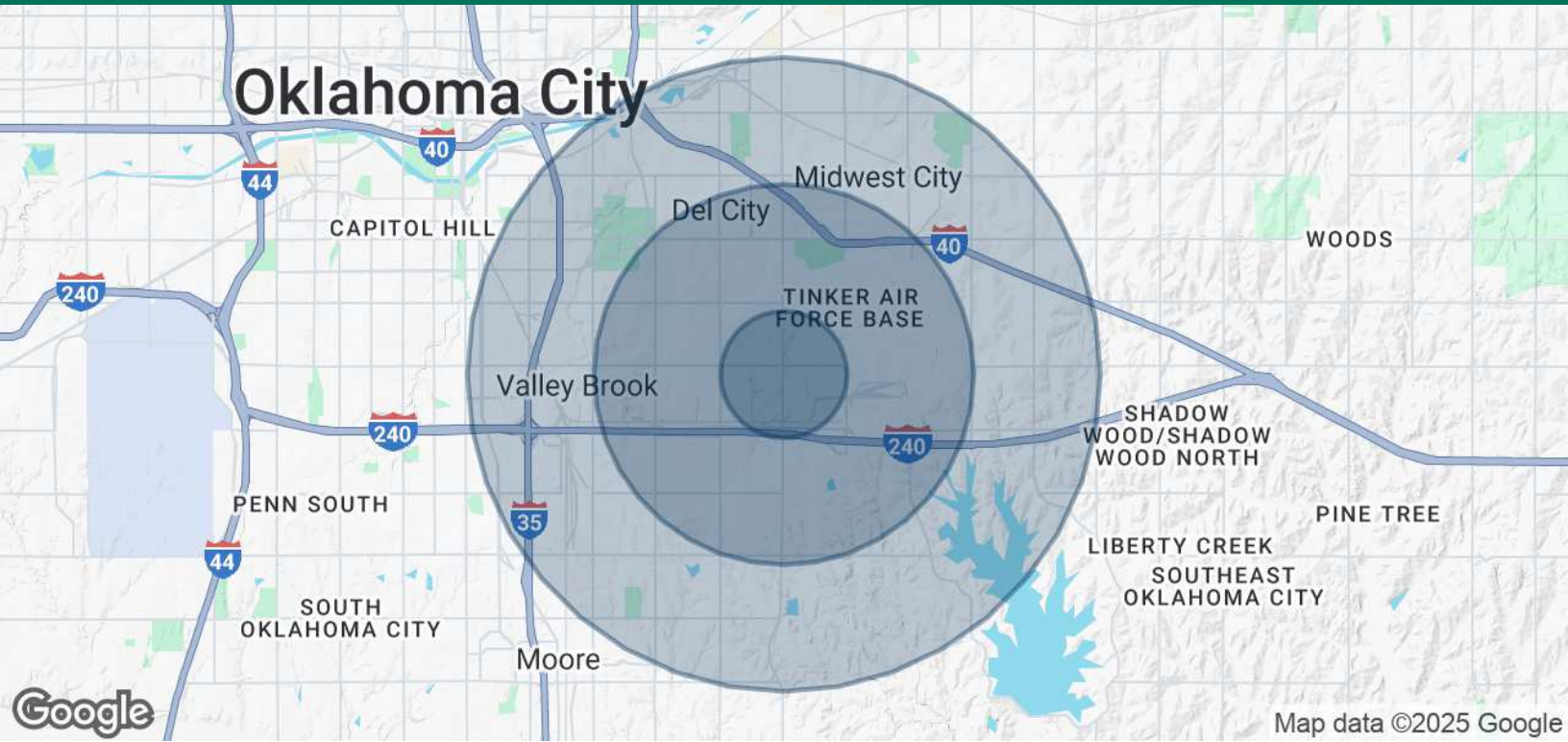
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,101	44,801	111,847
Average Age	38	36	37
Average Age (Male)	37	35	36
Average Age (Female)	39	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,401	17,169	43,448
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$83,373	\$69,970	\$71,160
Average House Value	\$198,779	\$155,041	\$173,937

Demographics data derived from AlphaMap

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