

Stinchcomb
Wildlife
Refuge

OFFERING SUMMARY

Sale Price:	\$2,500,000
Price / Acre:	\$27,778
Zoning:	R-1

PROPERTY OVERVIEW

R-1 zoned land ready to develop in Northwest Oklahoma City. Located just off Council Road and NW 63rd Street.

PROPERTY HIGHLIGHTS

- Large tract of R-1 zoned land with easy access to NW Expressway and Route 66
- Extensive drainage and sewer work already completed
- Relatively flat topography and ready to develop
- Utilities easily accessible
- Directly east of Stinchcomb Wildlife Refuge
- Preliminary plat calls for 323 lots to be built, with 50 being lake-view
- Putnam City School District

CODY BEAT
405.239.1235
cbeat@priceedwards.com
priceedwards.com

MARK PATTON
405.843.7474
mpatton@priceedwards.com
priceedwards.com

90 Acres of R-1 Zoned Land for Sale

N Council Rd & NW 63rd St Oklahoma City, OK 73132



Stinchcomb
Wildlife
Refuge

NW Expressway

U.S. Rte 66

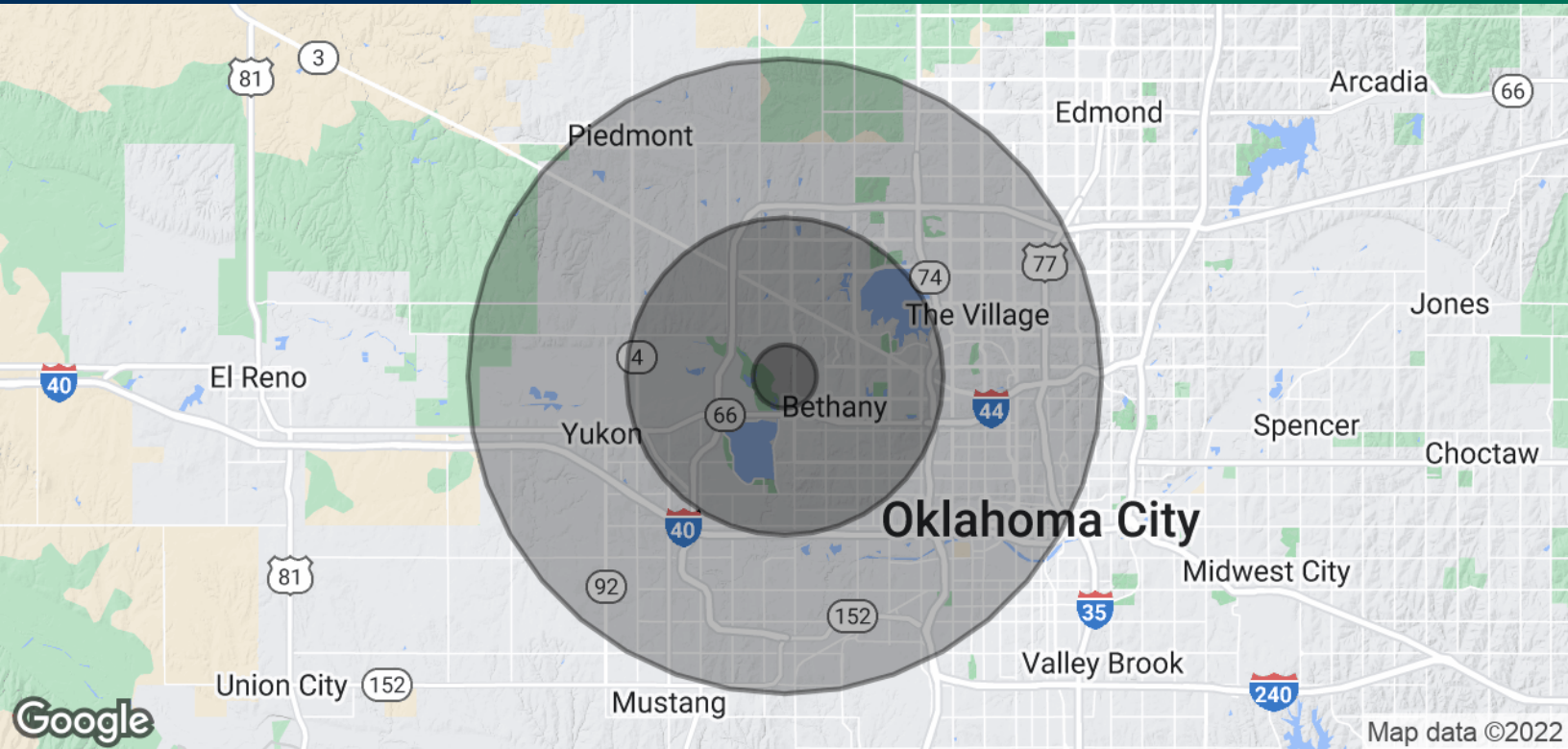
Imagery Date: 9/2

CODY BEAT
405.239.1235
cbeat@pricedwards.com
pricedwards.com

MARK PATTON
405.843.7474
mpatton@pricedwards.com
pricedwards.com

90 Acres of R-1 Zoned Land for Sale

N Council Rd & NW 63rd St Oklahoma City, OK 73132



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,980	166,573	451,787
Average Age	43.3	36.9	35.5
Average Age (Male)	43.3	35.7	34.5
Average Age (Female)	43.3	38.3	36.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	763	67,278	185,843
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$86,261	\$61,226	\$63,801
Average House Value		\$150,673	\$164,717

** Demographic data derived from 2010 US Census*

CODY BEAT
405.239.1235
cbeat@pricedwards.com
pricedwards.com

MARK PATTON
405.843.7474
mpatton@pricedwards.com
pricedwards.com