

Commercial Land On Memorial Road Corridor | 4.72 Acres +/-

FOR SALE

SW/C Memorial Rd & Blackwelder Ave, Oklahoma City, OK 73134



Ev Ernst
ernst@priceedwards.com
405.239.1250

Veronica Baker
veronica@creekcre.com
949.302.7142

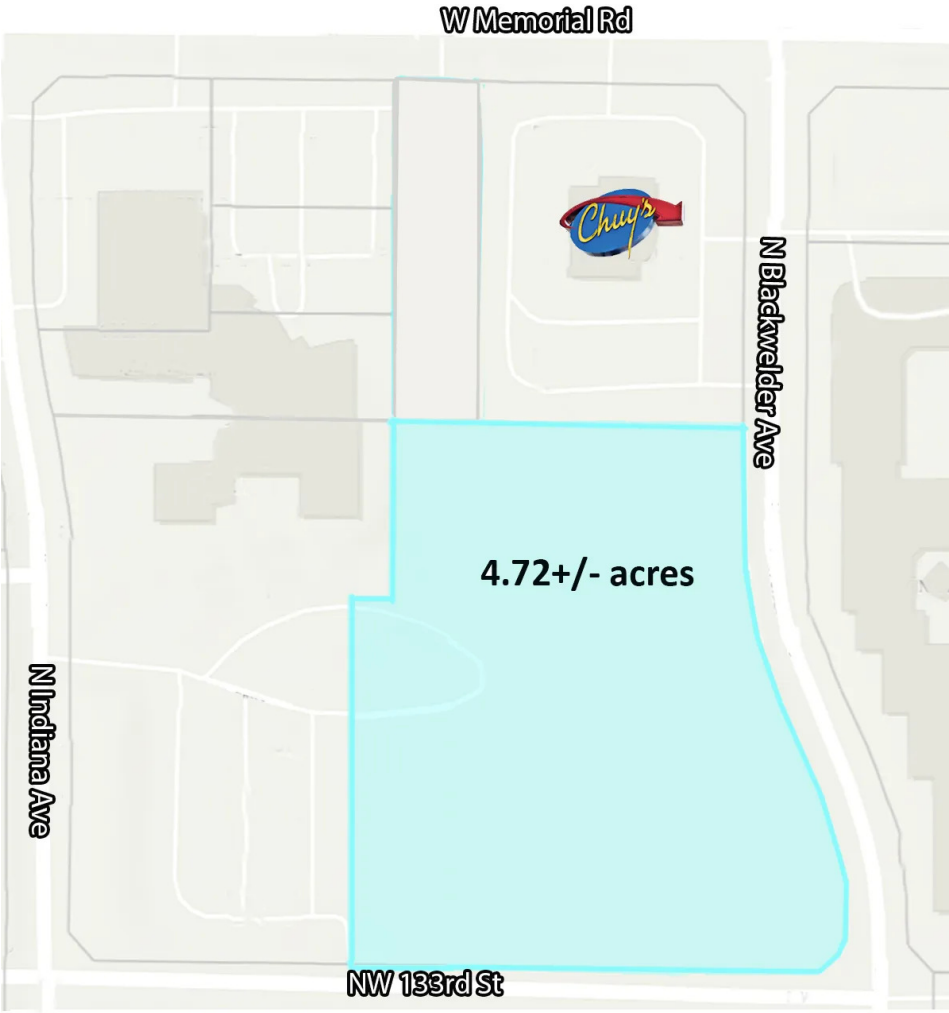
PRICE EDWARDS
AND COMPANY

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

Commercial Land On Memorial Road Corridor | 4.72 Acres +/-

SW/C Memorial Rd & Blackwelder Ave, Oklahoma City, OK 73134

FOR SALE



Ev Ernst
ernst@priceedwards.com
405.239.1250

Veronica Baker
veronica@creekcre.com
949.302.7142

PRICE EDWARDS
AND COMPANY

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

Commercial Land On Memorial Road Corridor | 4.72 Acres +/-

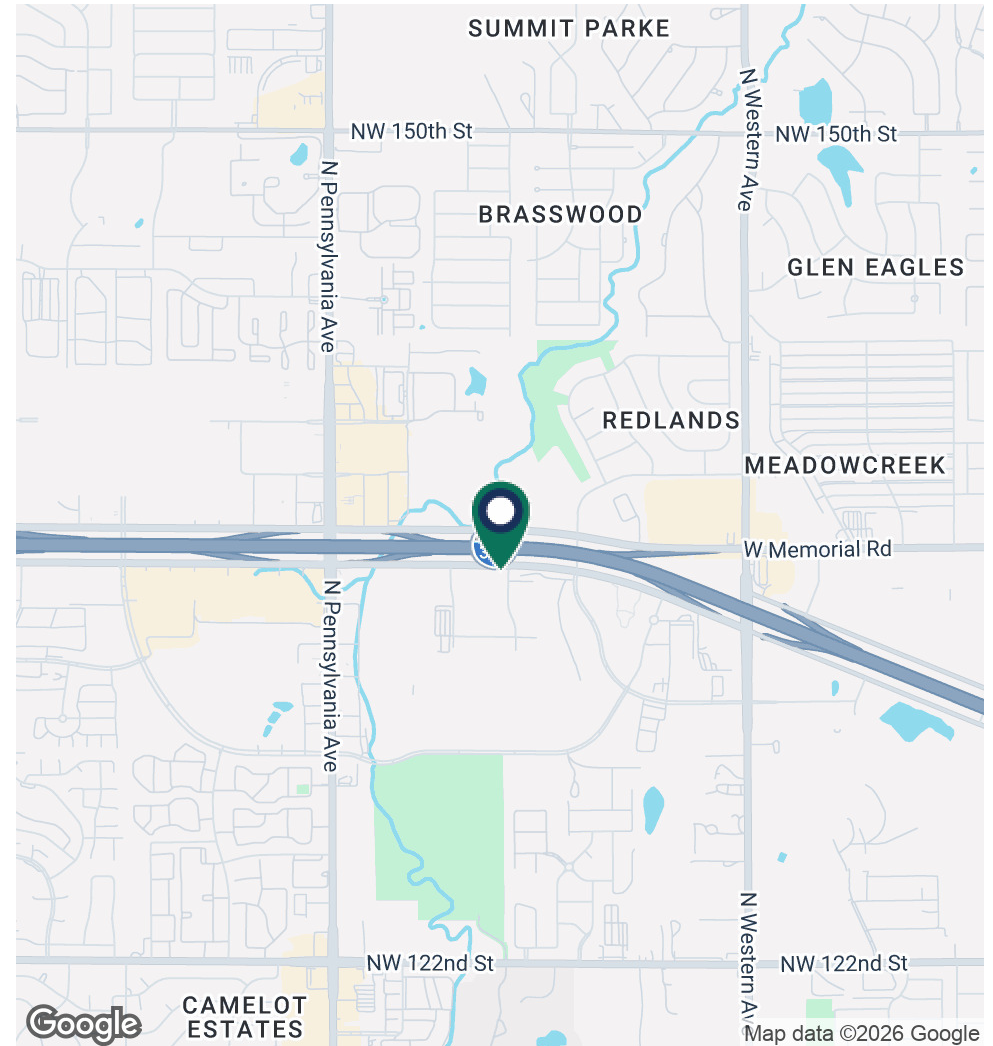
FOR SALE

SW/C Memorial Rd & Blackwelder Ave, Oklahoma City, OK 73134

Building Name	Commercial Land on Memorial Road Corridor 4.72 Acres +/-
Property Type	Land
Property Subtype	Retail
Lot Size	4.72 Acres
Number of Lots	1

Ideally situated just west of the highly popular Chisholm Creek development and directly adjacent to Chuy's Tex-Mex Restaurant, this pad site sits at the heart of a thriving, established retail hub. The immediate trade area is anchored by national and regional retailers including Target, Costco, Lowe's, Best Buy, Home Depot, Barnes & Noble, Ross, Old Navy, Ulta, Sam's Club, Walmart, DSW, David's Bridal, Marshalls, Carvana, Public Storage, and Quail Springs Mall (anchored by Dillard's, JCPenney, H&M, AMC, and Von Maur). The site also borders the Argon Apartments, providing built-in rooftop density.

This site offers a developer or investor an exceptional opportunity to capture consumer traffic from one of north Oklahoma City's premier retail corridors, with immediate access to the John Kilpatrick Turnpike and close proximity to affluent communities including Edmond, The Village, and Nichols Hills.



Ev Ernst
ernst@pricedwards.com
405.239.1250

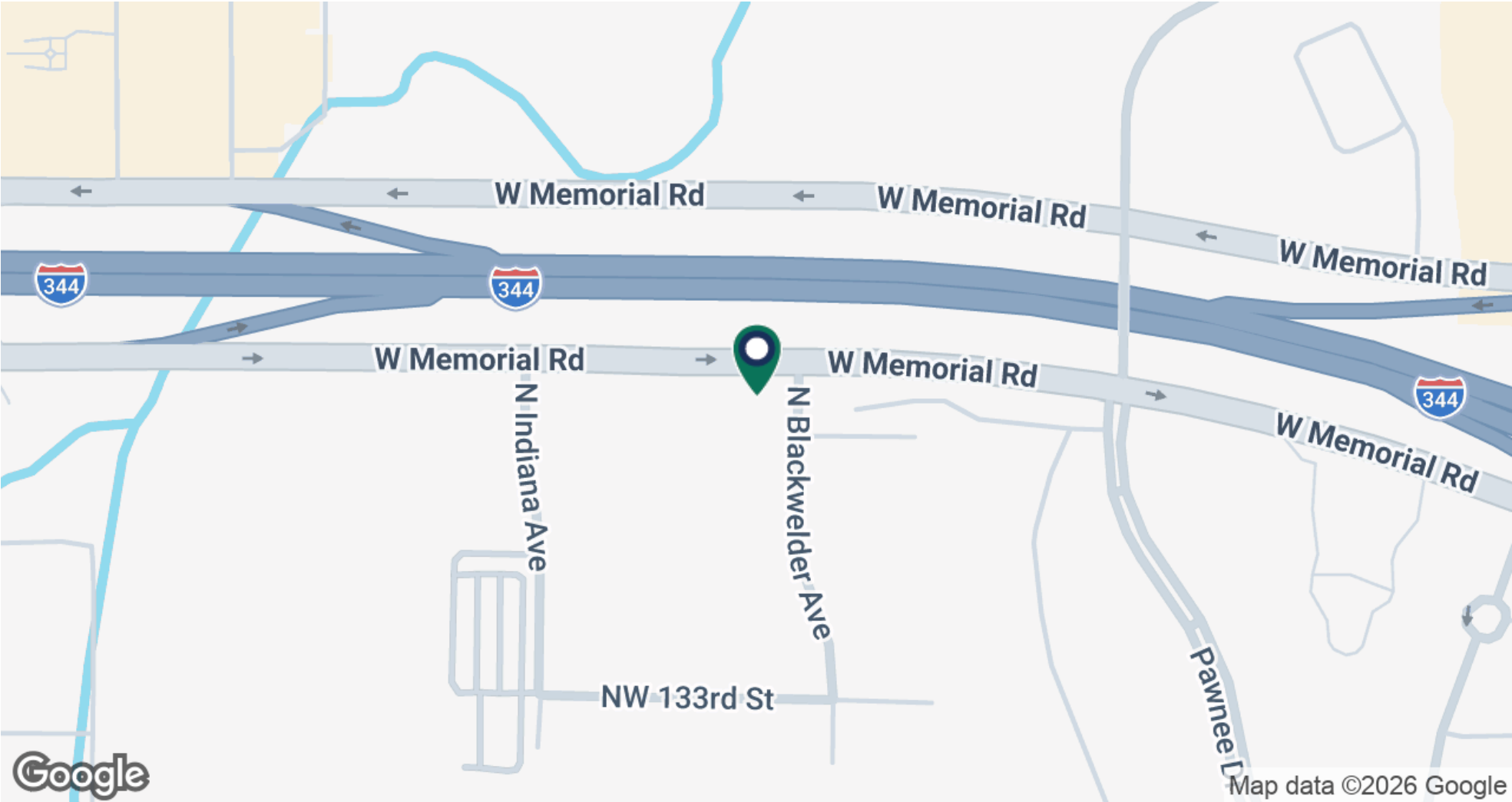
Veronica Baker
veronica@creekcre.com
949.302.7142

PRICE EDWARDS
AND COMPANY

Commercial Land On Memorial Road Corridor | 4.72 Acres +/-

FOR SALE

SW/C Memorial Rd & Blackwelder Ave, Oklahoma City, OK 73134



Ev Ernst
eernst@pricedwards.com
405.239.1250

Veronica Baker
veronica@creekcre.com
949.302.7142

**PRICE
EDWARDS**
AND COMPANY

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

Commercial Land On Memorial Road Corridor | 4.72 Acres +/-

FOR SALE

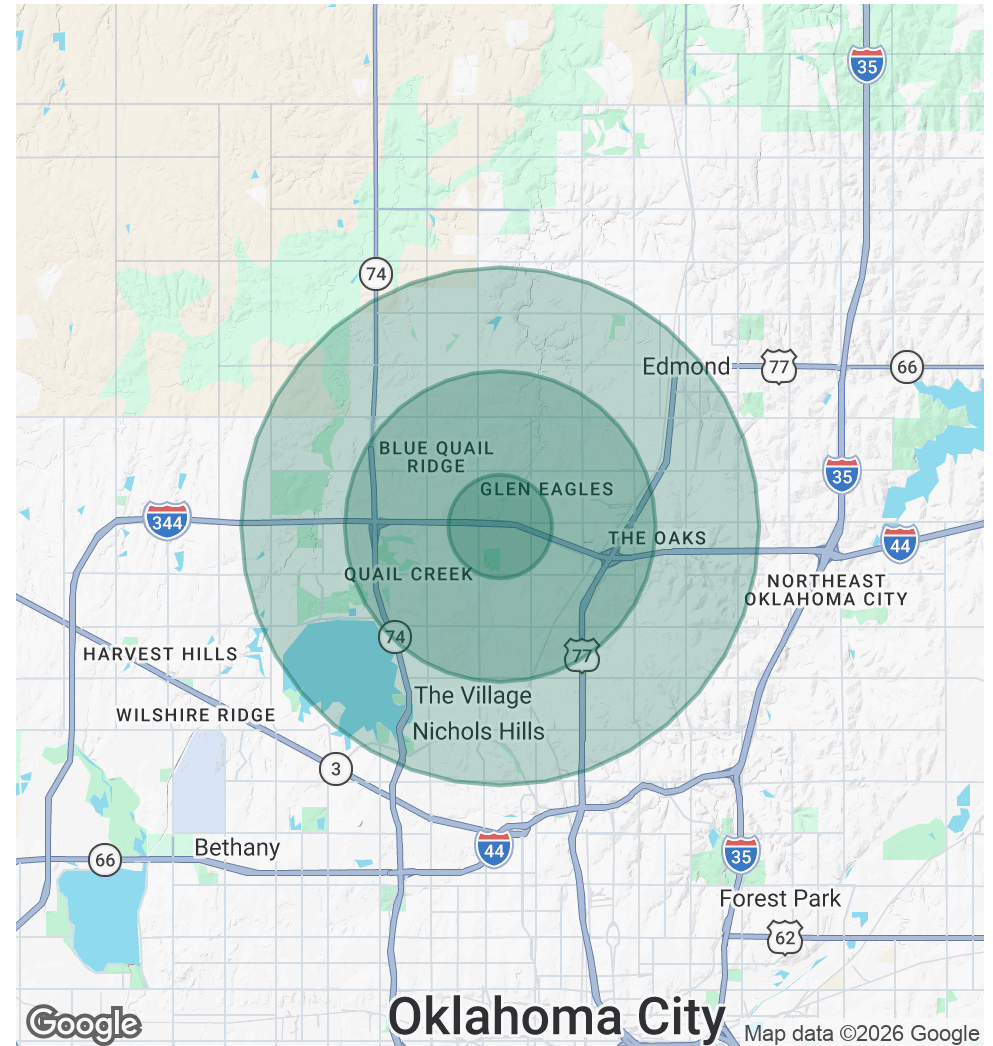
SW/C Memorial Rd & Blackwelder Ave, Oklahoma City, OK 73134

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,010	76,037	179,779
Average Age	32.3	36.4	37.1
Average Age (Male)	32.3	34.9	36.0
Average Age (Female)	35.6	39.1	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,800	33,981	77,391
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$77,400	\$99,741	\$112,498
Average House Value	\$240,292	\$285,903	\$316,830

2023 American Community Survey (ACS)

07082026



Ev Ernst
 ernst@priceedwards.com
 405.239.1250

Veronica Baker
 veronica@creekcre.com
 949.302.7142

PRICE EDWARDS
 AND COMPANY

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.