

MEMORIAL AND MERIDIAN

OKLAHOMA CITY, OK 73120



PROPERTY DESCRIPTION

Development Land for multi-family and residential uses. Once built the property could have a water feature component along with view to Gaillardia Golf Course. Multi-story buildings possible, contact listing broker for more details.

LOCATION DESCRIPTION

The 20 acres is just off Memorial Corridor north on McAuley. The property has visibility to Gaillardia Golf Course, Mercy Hospital and Oklahoma Heart Hospital. Mercy Hospital has continued expansion south of Memorial Road in the area and the land for development nearby is sparse.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	4,432	60,137	167,081
Average HH Income	\$109,433	\$87,264	\$85,903

OFFERING SUMMARY

Sale Price:	\$1,000,000
Price / SF	\$1.15 / SF
Lot Size:	±20 Acres
Usable Land / SF:	\$3.33 / SF
Usable Land:	±6.90 Acres
Zoning:	Mixed-Use
Property Suit:	Build to Suit
Utilities:	All utilities are to the property

2023 Traffic Counts

McAuley Road and Meridian Avenue:	31,478 cars / day
Memorial Road and Portland Avenue	26,979 cars / day

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