



### LAND SPACE NOW AVAILABLE

|                |  |
|----------------|--|
| Sale Price:    | \$12,000 / acre                                |
| Lot Size:      | 161.19 Acres                                   |
| APN #:         | R257025005                                     |
| Cross Streets: | Northwest 234th Street & North Meridian Avenue |

### PROPERTY OVERVIEW

Located at the NE corner of N. Meridian and Sorghum Mill Road. One half mile frontage on both streets. Acreage developments in the area. Deer Creek Schools nearby. The site is bisected by Bloody Rush Creek giving a developer the opportunity to create multiple green belt and water features. Frontage on both streets offers numerous points for entry and exit to one or more developments. There are mature acreage developments in the area. The property is in Oklahoma County but not within any incorporated city.

### LOCATION OVERVIEW

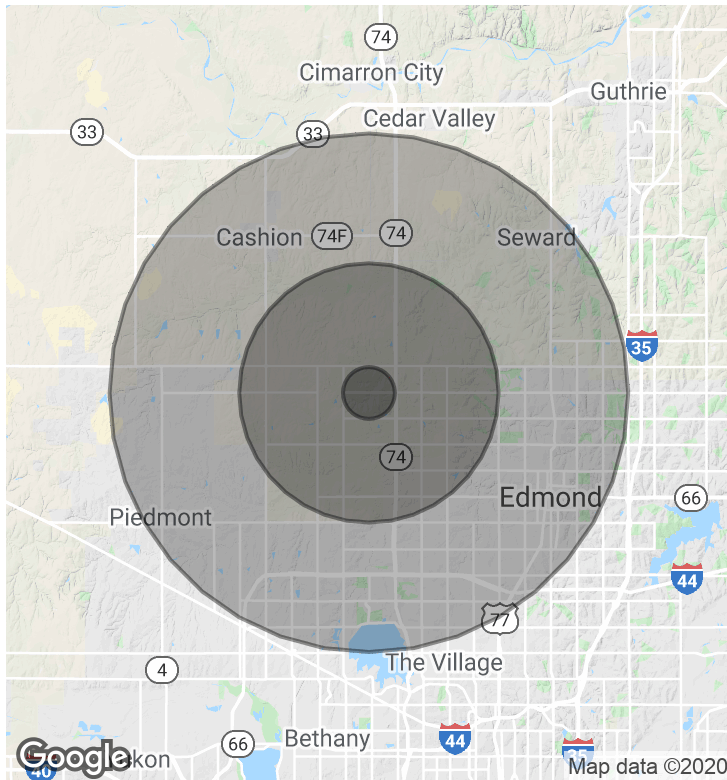
SW 1/4 of Section 2, T14N, R4W, 161.19 acres on the NE corner of N. Meridian and Sorghum Mill Road. the site has 1/2 mile frontage on each road. One half mile from Portland offering easy access to Oklahoma City.

**CORDELL C. BROWN, CCIM, CIPS**

405.239.1222

cbrown@priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.



### DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

|                     |           |
|---------------------|-----------|
| Total Population    | 181,583   |
| Population Density  | 181,583   |
| Median Age          | 36.3      |
| Median Age (Male)   | 35.2      |
| Median Age (Female) | 37.2      |
| Total Households    | 72,876    |
| # of Persons Per HH | 2.5       |
| Average HH Income   | \$89,743  |
| Average House Value | \$215,965 |

**CORDELL C. BROWN, CCIM, CIPS**

405.239.1222

cbrown@priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.