## DEVELOPMENT LAND
### NW 108th & N. Council Road Oklahoma City, OK 73162

**LAND SPACE NOW AVAILABLE**

<table>
<thead>
<tr>
<th>Property</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sale Price:</strong></td>
<td>$1,700,000</td>
</tr>
<tr>
<td><strong>Lot Size:</strong></td>
<td>19.02 Acres</td>
</tr>
<tr>
<td><strong>APN #:</strong></td>
<td>R140933455</td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
<td>PUD 1470</td>
</tr>
<tr>
<td><strong>Market:</strong></td>
<td>Oklahoma City</td>
</tr>
<tr>
<td><strong>Sub Market:</strong></td>
<td>Northwesy</td>
</tr>
<tr>
<td><strong>Cross Streets:</strong></td>
<td>NW 108th &amp; Council Road</td>
</tr>
</tbody>
</table>

**PROPERTY OVERVIEW**

Ideally Situated property for many types of commercial use including medical, retail, office and multi-family.

**LOCATION OVERVIEW**

Approximately 19 acres located at the SW corner of the intersection of N. Council Road and NW 108th Street. Water is to the site and sewer is on the east side of Council Road. Approximately 600 feet on W. Hefner Road and approximately 1,125 feet on N. Council Road.

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

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405.239.1222
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The information above has been obtained from sources believed 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 the suitability of the property for your needs.
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population: 171,601
Population Density: 171,601
Median Age: 37.4
Median Age (Male): 35.8
Median Age (Female): 38.8
Total Households: 74,482
# of Persons Per HH: 2.3
Average HH Income: $71,356
Average House Value: $173,710

TRAFFIC COUNTS (per ACOG)

Council Road
North 15,351
South 19,587

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