



OFFERING SUMMARY

Sale Price: \$6,900,000
 Lot Size: 45.41 Acres
 Price / Acre: \$151,949

030521

PROPERTY OVERVIEW

This large land parcel consists of 45.41 acres on the N/E & S/E corner of North Pennsylvania Ave & NW 115th St offering commercial mixed-use land for development.

PROPERTY HIGHLIGHTS

- Located 1 Mile South of Chisolm Creek
- Water and Sewer adjacent to site
- Ample opportunity for retail development
- Multi-Family Development opportunity on eastern portion
- Base Price \$151,949 per acre
- Property can be divided subject to Seller's approval*
- Prices may vary depending on location and size of tract purchased

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45.41 Commercial Mixed Use Land for Sale
NW 115th St & N Pennsylvania, Oklahoma City, OK 73120



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,402	72,881	155,349
Average age	33.4	35.0	36.5
Average age (Male)	29.3	32.7	34.6
Average age (Female)	37.1	36.7	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,110	32,475	68,812
# of persons per HH	2.2	2.2	2.3
Average HH income	\$51,586	\$70,947	\$75,990
Average house value	\$120,931	\$190,833	\$201,452

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS

N Pennsylvania Ave	North	18,675
N Pennsylvania Ave	South	16,888

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