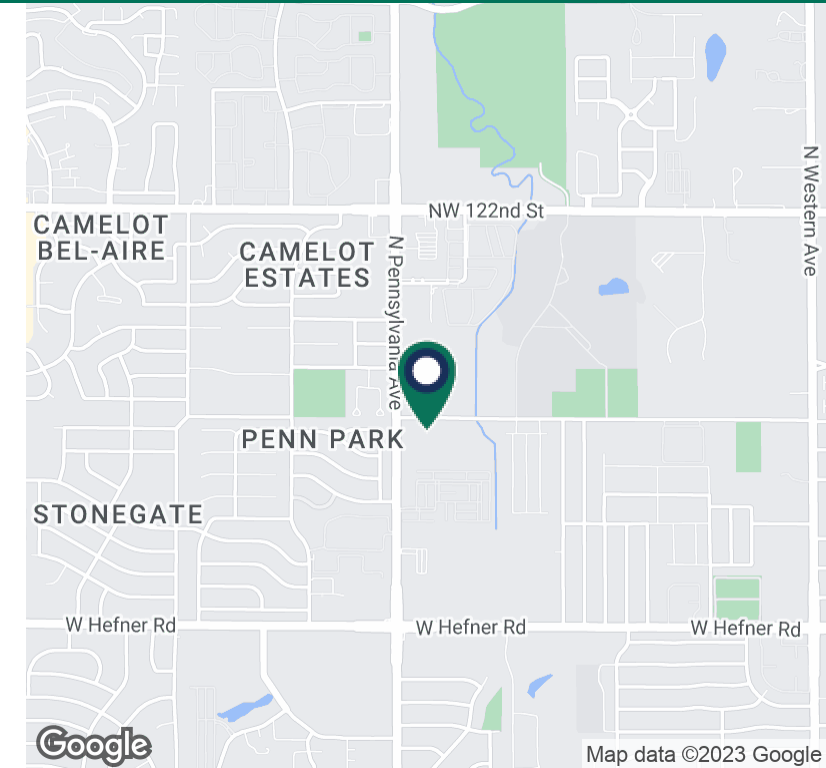


COMMERCIAL MIXED USE LAND FOR SALE NW 115TH ST & N PENNSYLVANIA AVE, OKC, OK 73120



PROPERTY DESCRIPTION

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

OFFERING SUMMARY

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

EV ERNST

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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 2020 ACS - US Census

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