



**OFFERING SUMMARY**

Sale Price: \$6,450,000

Available SF:

Lot Size: 14.77 Acres

Zoning: I-2 Scenic River Oversight  
Design District

Market: CBD

Submarket: Scissortail Park

Price / SF: \$10.03

**PROPERTY OVERVIEW**

Excellent for Hotel, Office, Retail and Mixed use. Current use is I-2 zoning. Business will be moved prior to possession by the new owner.

**PROPERTY HIGHLIGHTS**

- This tract lies to the southeast of Scissortail Park and east of shields Blvd. and the BNSF railroad tracks. The area to the west of Shields Blvd. is projected to be commercially developed with a possible southern extension of commercial development between South Robinson and South Shields. Part the parcel fronts on the Oklahoma River south of the Boathouse District. Access is from South Shields Blvd., SE 15th Street South Central Ave. and SW 15th and Interstate 40. Utilities are to the site.



**CORDELL C. BROWN, CCIM, CIPS**  
405.239.1222  
cbrown@pricedwards.com  
pricedwards.com



**CORDELL C. BROWN, CCIM, CIPS**  
405.239.1222  
cbrown@priceedwards.com  
priceedwards.com



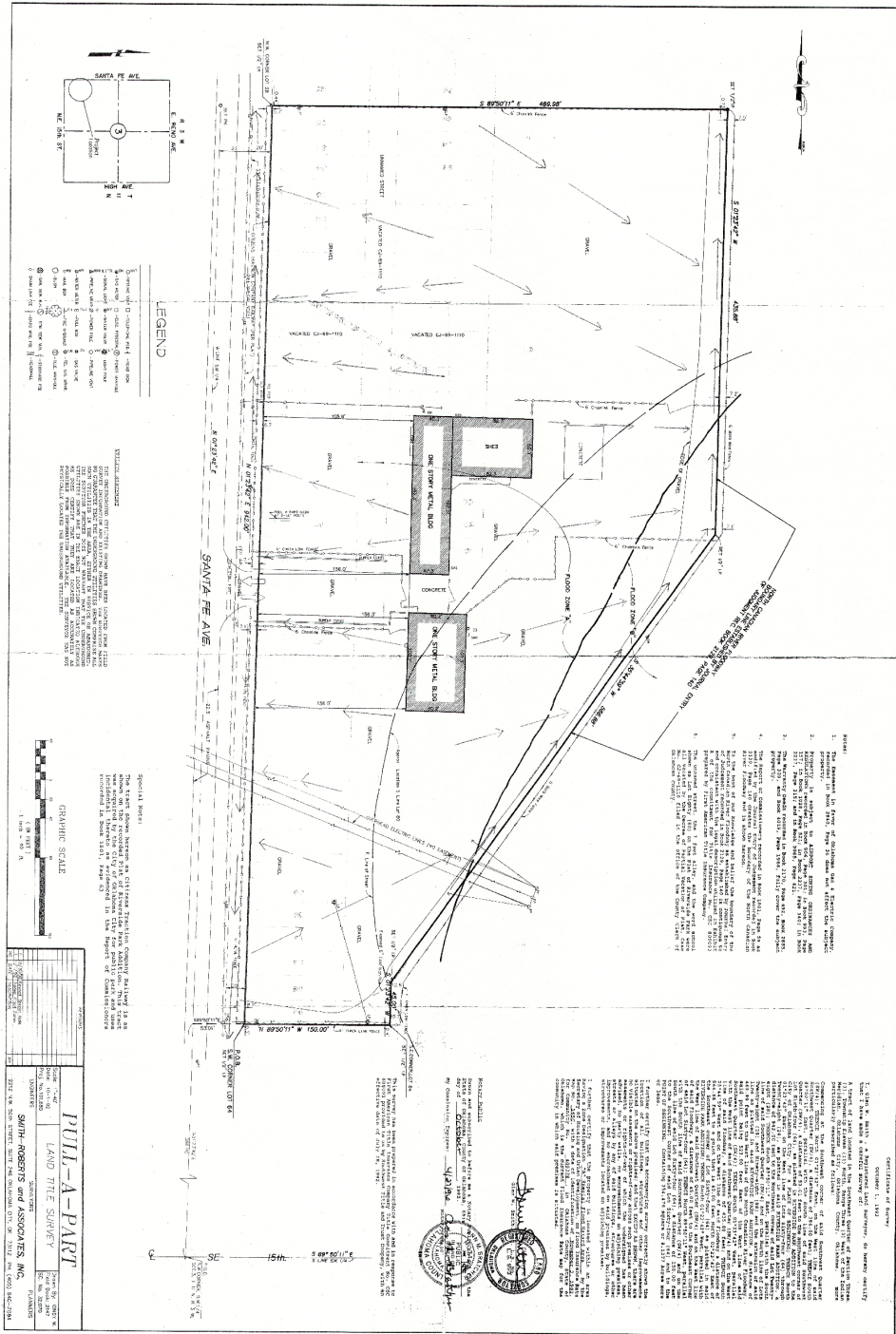
**CORDELL C. BROWN, CCIM, CIPS**  
405.239.1222  
cbrown@pricedwards.com  
pricedwards.com



**CORDELL C. BROWN, CCIM, CIPS**  
405.239.1222  
cbrown@pricedwards.com  
pricedwards.com



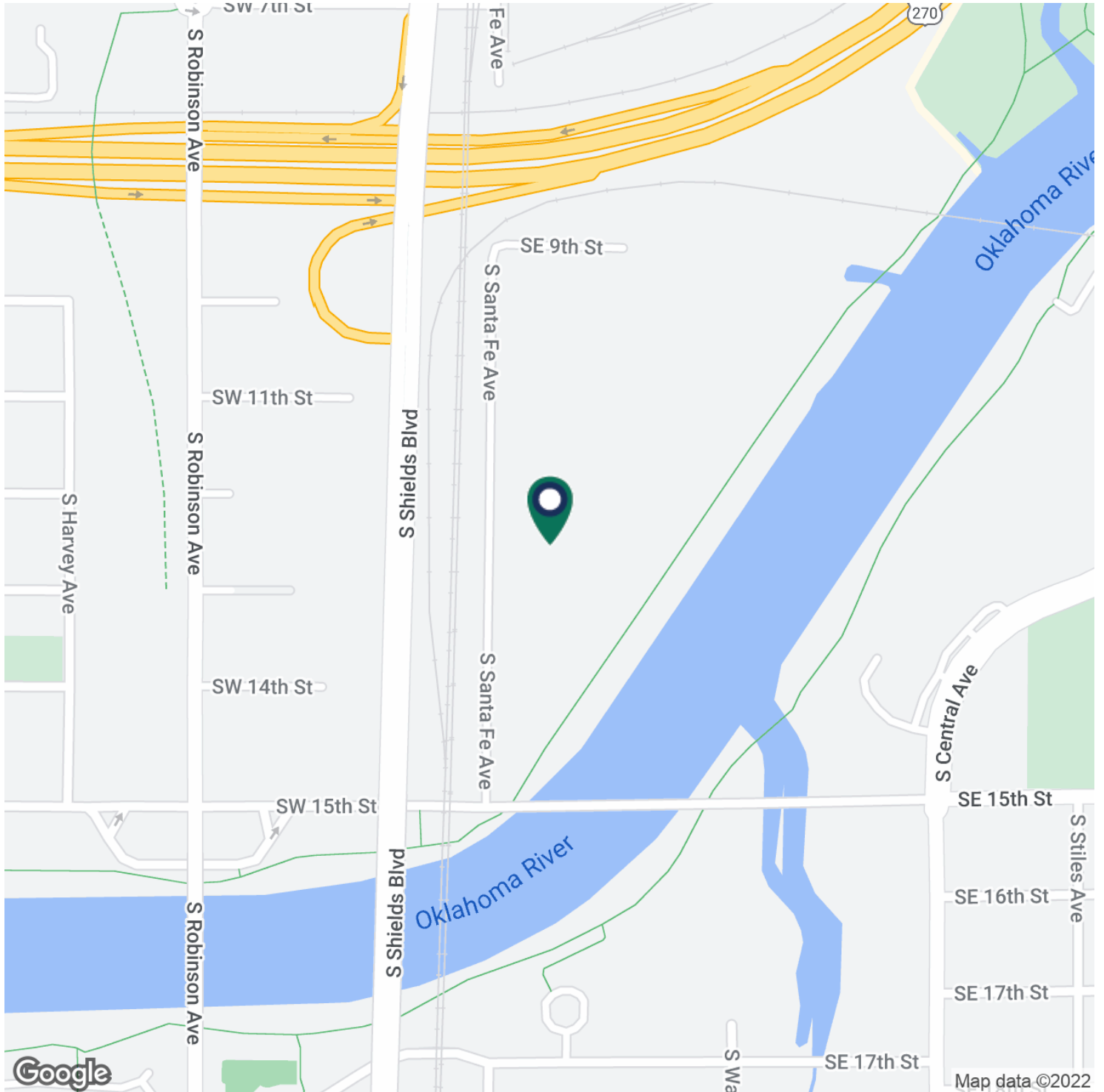
**CORDELL C. BROWN, CCIM, CIPS**  
405.239.1222  
cbrown@priceedwards.com  
priceedwards.com





**CORDELL C. BROWN, CCIM, CIPS**  
405.239.1222  
cbrown@pricedwards.com  
pricedwards.com





**CORDELL C. BROWN, CCIM, CIPS**  
405.239.1222  
cbrown@pricedwards.com  
pricedwards.com



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,493	72,563	211,091
Median age	29.4	30.8	32.4
Median age (Male)	29.2	31.0	32.1
Median age (Female)	30.9	31.1	32.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,834	25,884	80,021
# of persons per HH	3.0	2.8	2.6
Average HH income	\$30,139	\$38,484	\$40,529
Average house value	\$55,906	\$157,444	\$104,950

\* Demographic data derived from 2020 ACS - US Census