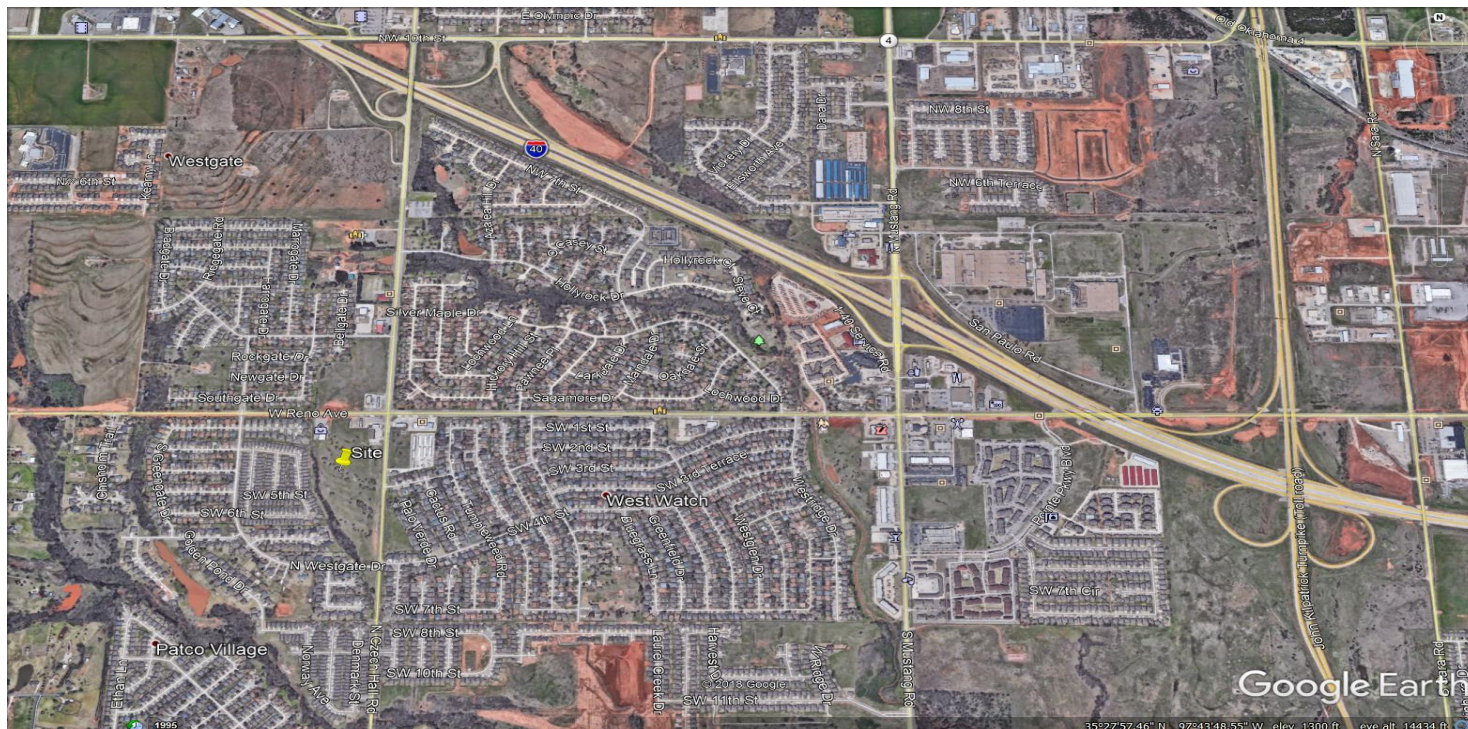


SW corner of W. Reno and Czech Hall Road Oklahoma City, OK 73099



LAND SPACE NOW AVAILABLE

Sale Price:	\$2,750,000
Lot Size:	18.9 Acres
APN #:	090003173
Zoning:	C-3 Commercial
Market:	Oklahoma City
Sub Market:	Yukon
Cross Streets:	W. Reno Avenue and Mustang Road

PROPERTY OVERVIEW

Great location at the Intersection of two major suburban thoroughfares. Residential in the immediate area is steadily developing and traffic continues to increase.

LOCATION OVERVIEW

18.9 acres of land zoned C-3 located at the SW corner of W. Reno Boulevard and Mustang Road. Includes frontage on W. Reno and on Mustang Road. Neighbors include 7-Eleven and Dollar General. Less than one mile south of I-40 Interchange with Czech Hall. All utilities to the site.

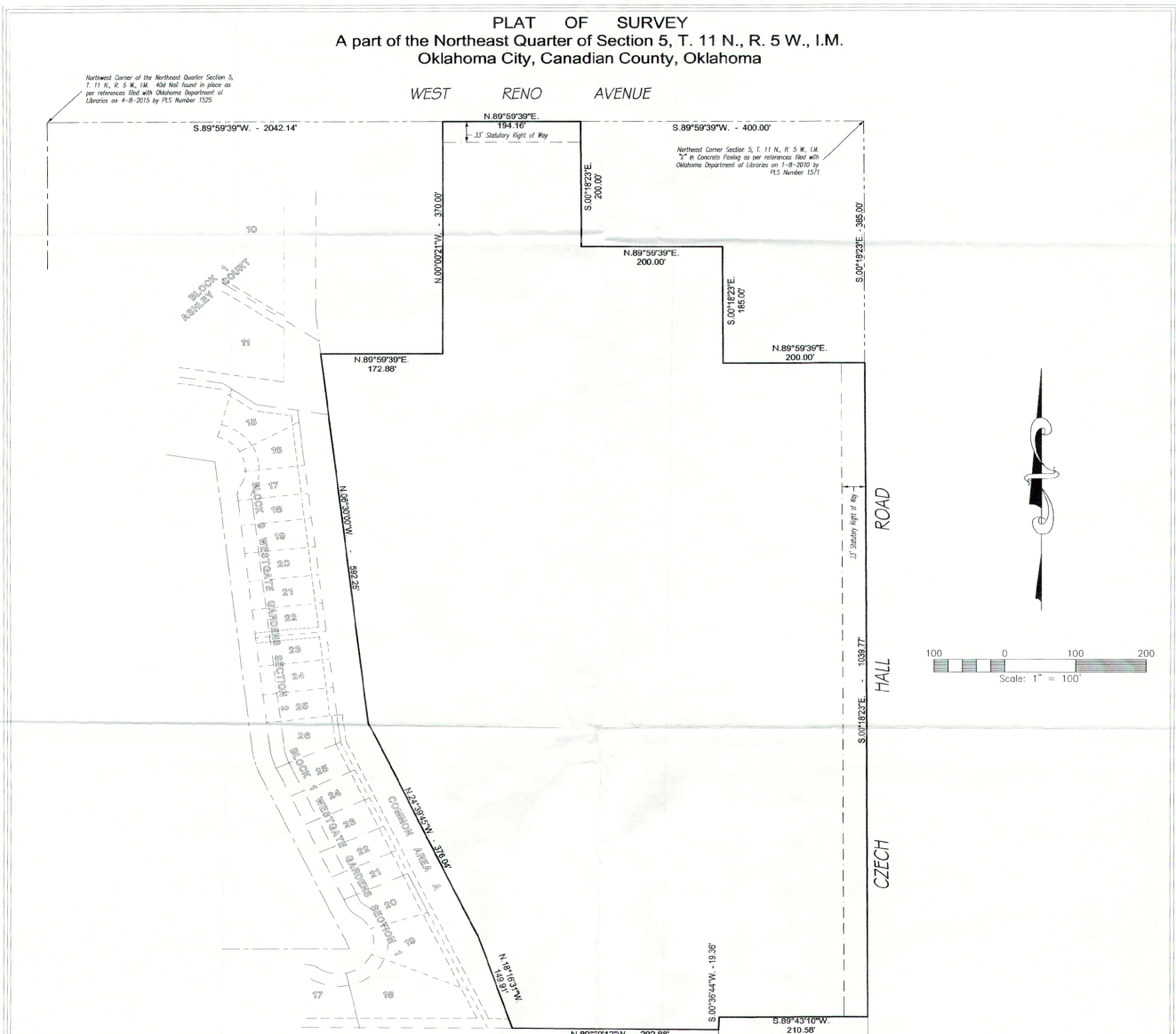
TRAFFIC COUNTS:

Reno Avenue: Reno: 5,625 east per day
4,565 west per day
Czech Hall Road: 15,291 north of Reno
10,743 south of Reno

For more information please contact:

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

SW corner of W. Reno and Czech Hall Road Oklahoma City, OK 73099



Certificate of Survey

I, James S. Yager, a Licensed Professional Land Surveyor, do hereby certify that a careful survey was made by me of the following:

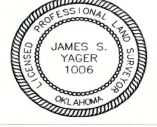
A part of the Northeast Quarter of Section 5, T. 11 N., R. 5 W., I.M., Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast Corner of said Section 5, thence S.00°18'23\"/>

The above legal description was prepared from an actual field survey on 16 May 2018. The basis for the bearings in the above legal description and as shown on the annexed Plat of Survey, are based upon the East Line of the Northeast Quarter of Section 5, T. 11 N., R. 5 W., I.M., Canadian County, Oklahoma, being a S.00°18'23\"/>

Date of Survey 16 May 2018
 Date Signed: 6-5-18

James S. Yager
 Licensed Professional Land Surveyor No. 1006
 Certificate of Authorization Number 2778
 Expires: 6-30-2019
 1212 South Air Depot Number 19 Suite 102
 Midwest City, Oklahoma 73110
 405-737-3412



Southwest Corner of the Northeast Quarter Section 5, T. 11 N., R. 5 W., I.M. Iron Pin found in place on per reference filed with Oklahoma Department of Libraries on 8-16-2017 by PLS Number 1432

Survey and Plat by:

James S. Yager
 Licensed Professional Land Surveyor
 Certificate of Authorization Number 2778 Expires: 30 June 2019
 1212 South Air Depot • Number 19 Suite 102
 Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

File Name: C:\RENO AND CZECH HALL\FINAL BOUNDARY.DWG
 Date of Survey: 16 May 2018
 Date of Revision:
 Page 1 of 1