



COULD BE ZONED FOR INDUSTRIAL USE

**Sale Price: MAJOR PRICE  
ADJUSTMENT**

\$650,000 and credit

**Lot Size:**

10.9 Acres

**Zoning:**

R-1

**Market:**

SW

**Submarket**

Stockyards

**Cross Streets:**

SW 15th and S. Miller

PROPERTY OVERVIEW

A rectangular shaped parcel with 830 feet of frontage on SW 15th Street and 473 feet of deep. Ideal for manufacturing or distribution. Close to I-44 and I-40. All utilities are to the site. SW 15th Street is a four lane thoroughfare. Many manufacturing and distribution companies are located in the surrounding area. Could possibly be rail served. SEE BELOW FOR FLOOD PLAIN INFORMATION.

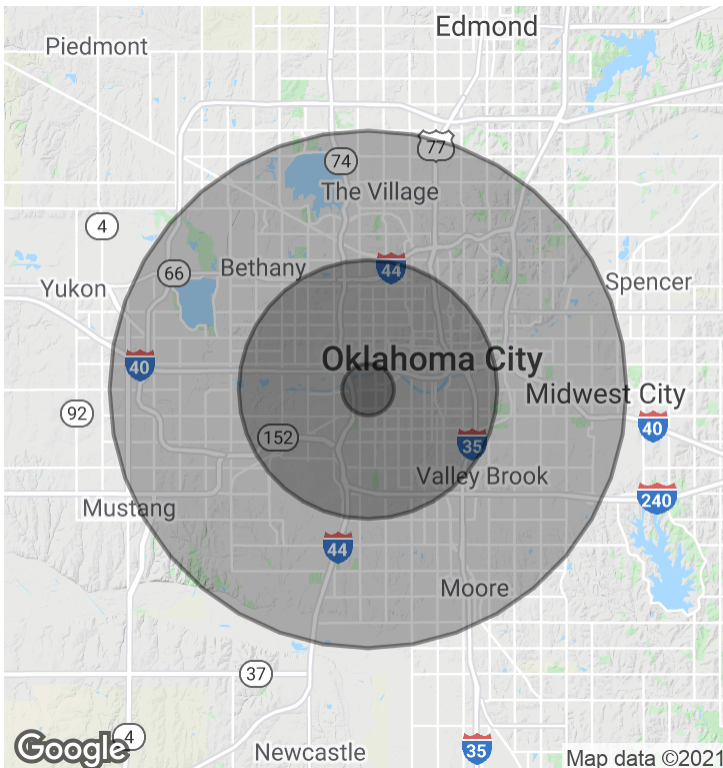
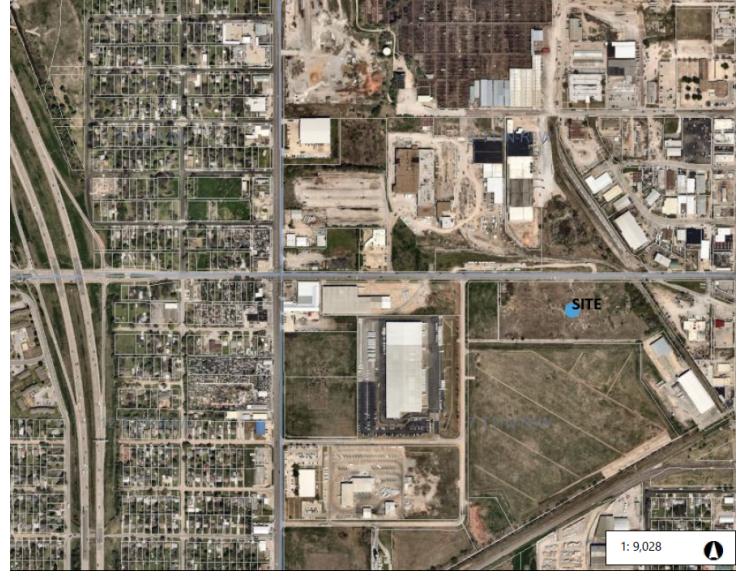
LOCATION OVERVIEW

Located between South Agnew and South May Avenue on the south side of SW 15th Street. Bounded on the east by the BNSF railroad tracks, SW 15th Street on the north and Oklahoma City flood control reservoir on the south. Federal Express is to the west.

THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN. THE SELLER WILL GRANT THE BUYER A \$50,000 CREDIT ON THE PURCHASE PRICE AT CLOSING TO OFFSET FLOOD STUDY COSTS.

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# 2600 Block of SW 15th Street Oklahoma City, OK 73108



## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	610,556
Population Density	610,556
Median Age	34.4
Median Age (Male)	33.4
Median Age (Female)	35.5
Total Households	241,045
# of Persons Per HH	2.5
Average HH Income	\$53,948
Average House Value	\$138,399