

Prime Development Corner

420 E Sheridan Ave. Oklahoma City, OK 73104



LAND SPACE NOW AVAILABLE

Sale Price:	Subject Offer
Lot Size:	1.52 Acres
Market:	Oklahoma City
Sub Market:	Urban Core
Cross Streets:	E Sheridan Ave & Joe Carter Ave

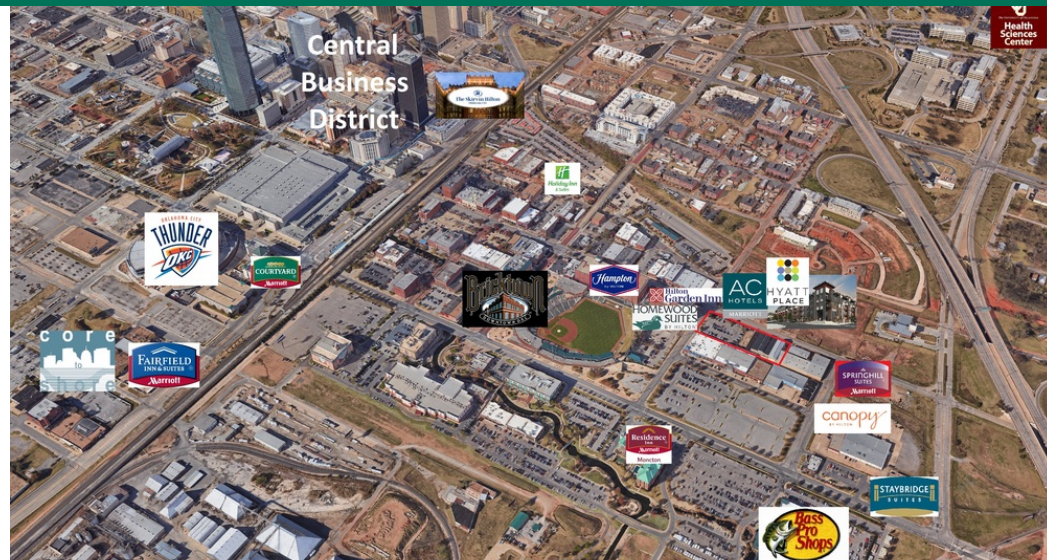
COMMENTS

Opportunity to acquire one of the last parcels that is virtually shovel ready over one acre in Bricktown's core. Bricktown is an entertainment district just east of downtown Oklahoma City. It was formerly a major warehouse district that was completely changed when Oklahoma City passed a sales tax incentive that created one of the largest public private partnerships in the country. Since the transformation, Bricktown enjoys major attractions like the Chickasaw Bricktown Ballpark, the navigable Bricktown Canal, 16-screen Harkins movie theater, Toby Keith's I Love This Bar & Grill, as well as numerous other dining and entertainment venues. Also located in Bricktown is the Sonic Drive-In Corporate Headquarters and Criterion Concert and Event Center. Bricktown is within walking distance to downtown Oklahoma City and the Chesapeake Energy Arena, home to the OKC Thunder. This area has become one of the most popular locations for tourists and visitors to Oklahoma City, which in turn has created a tremendous demand for new hotels in the area.

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DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	626,948
Population Density	626,948
Median Age	34.0
Median Age (Male)	32.9
Median Age (Female)	35.1
Total Households	250,290
# of Persons Per HH	2.5
Average HH Income	\$52,831
Average House Value	\$136,892

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