

CENTRAL BUSINESS DISTRICT DEVELOPMENT LAND

425 Robert S. Kerr Avenue Oklahoma City, OK 73102



LAND SPACE NOW AVAILABLE

Sale Price:	\$2,100,000
Lot Size:	0.72 Acres
APN #:	R010018760
Market:	CBD
Cross Streets:	Robert S Kerr b/t Hudson Ave & Walker Ave

PROPERTY OVERVIEW

The development land is located in the heart of the Central Business District of Oklahoma City. The land could be developed for Office, Multifamily, Hospitality or Retail uses. The property is located directly across from the Oklahoma City Museum of Art, Oklahoma County Courthouse

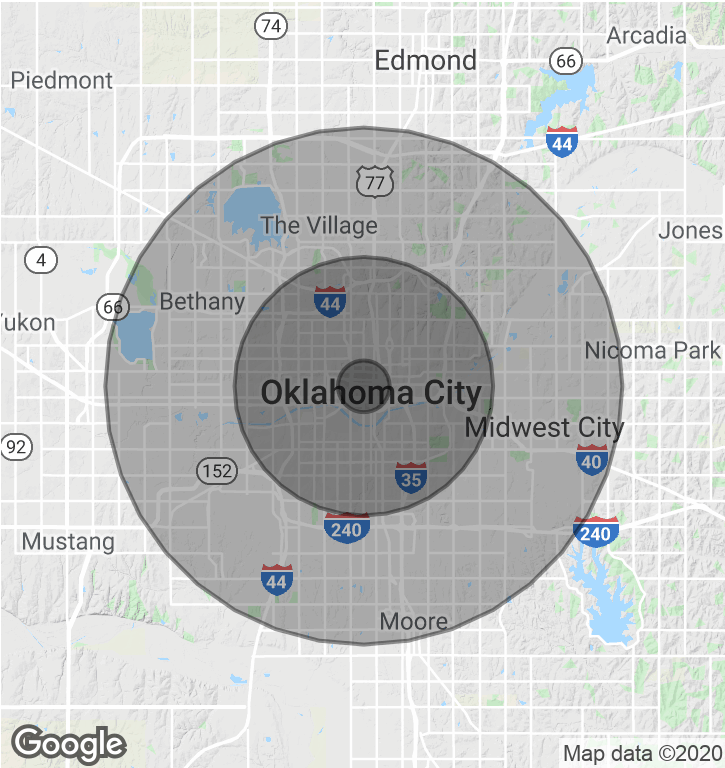
LOCATION OVERVIEW

The subject property is located in Oklahoma City's booming Central Business District (CBD). The CBD has over 51,000 workers and over 12,000,000 sq ft of leasable office space to-date. Downtown Oklahoma City is the legal, financial, economic, nightlife, and entertainment center of the region. Downtown OKC consists of several urban districts that ring the Central Business District; including the retail oriented A-Alley, the Arts District, the Bricktown Entertainment District, the Deep Deuce residential neighborhood, and the Flatiron District. Unofficial/new areas of downtown OKC include "Lower Bricktown", MidTown urban neighborhood, SOSA, WestTown, Film Row urban district, Farmer's Market, and the new Downtown South "Core-2-Shore" neighborhoods.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)	
Total Population	639,289
Population Density	639,289
Median Age	34.1
Median Age (Male)	33.0
Median Age (Female)	35.3
Total Households	255,946
# of Persons Per HH	2.5
Average HH Income	\$52,819
Average House Value	\$137,183

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