

Commercial Land

SW 134th and S. Western Ave.
Oklahoma City, OK 73160



Executive Summary



OFFERING SUMMARY

Sales Price/SF:	\$7.00
Divisible:	yes
Full Lot Size:	9.59 AC.
Lot Dimension:	850' x 490' apprx.
Topography:	Level
Zoning:	PUD – 1511
Market:	Oklahoma City
Submarket:	Moore
City Water:	OKC – to site
City Sewer:	OKC – adj. to site
County:	Cleveland
State:	Oklahoma

PROPERTY OVERVIEW

THIS 9.59 ACRES of commercial land can be divided to accommodate your individual needs. The land is zoned under PUD 1511 and has OKC water and sewer available. The land is level and cleared and has excellent visibility with ease of access to all of south OKC, Moore, I-44 and I-35. This is centrally located and in an excellent booming area! Don't miss this rare opportunity to own some really great real estate.

LOCATION OVERVIEW

IN THE HEART OF SOUTH OKC, this land is perfectly located for a variety of projects. This is a very popular area centrally located with a lot of new residential and retail construction in the area.

TRAFFIC COUNTS

SW 134 th (west)	21,218 vpd
SW 134 th (east)	21,007 vpd
Western (north)	14,903 vpd
Western (south)	12,028 vpd

CONTACT:

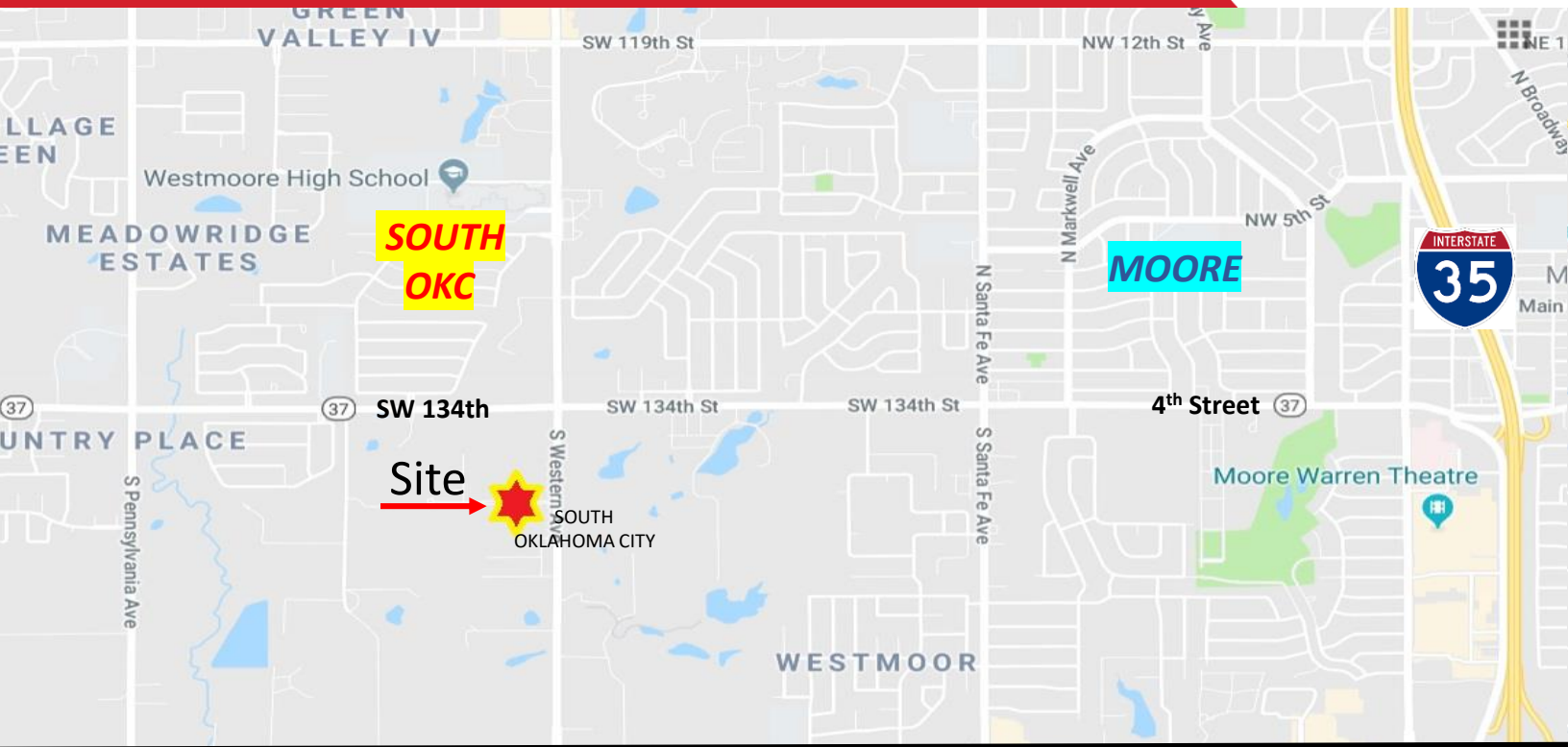
Scott Heiple, CCIM | Owner – Managing Broker
HCB COMMERCIAL REAL ESTATE CO., LLC
P.O. BOX 639, NORMAN, OK 73070
405-473-7653 (direct) 405-447-7124 (fax)
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Location Maps

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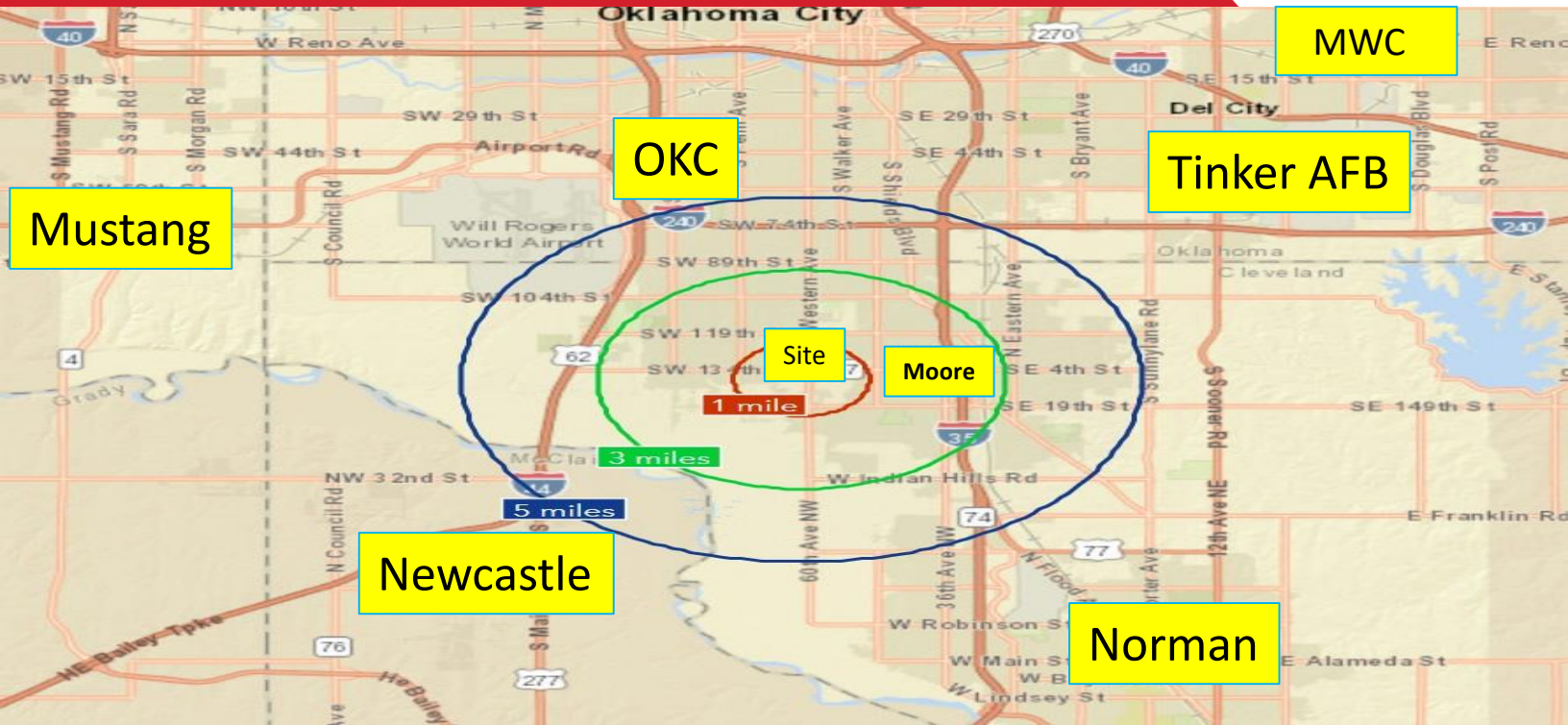
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Demographics

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POPULATION	1 Mile	3 Miles	5 Miles
Total population	7,788	66,581	132,400
Median age	37.3	36.6	35.7
Median age (male)	36.0	35.5	34.7
Median age (Female)	38.5	37.7	36.7
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	2,957	25,382	51,259
# of persons per HH	2.62	2.60	2.56
Average HH income	\$92,119	\$83,752	\$76,620
Average house value	\$180,832	\$192,945	\$182,867



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