NAI Sullivan Group

Commercial Land For Sale or Lease

1.59 Acres MOL

**PRICE REDUCED!**
Sales Price: $1,695,000

Lease Price: $1,500/Month

# Southwest Corner of S.W. 104th Street & I-44

Oklahoma City, Oklahoma 73159

## PROPERTY HIGHLIGHTS

- 1.59 Acres MOL
- High Traffic I-44 Location
- 51,000 CPD North & South
- Great for Motel, Fast Food or Fuel Stop
- At South End of New South Portland Re-Route

| | |
|---|---|
| TOTAL SF | 69,260 SF MOL |
| ZONING | I-2 |
| LAND IN ACRES | 1.59 ACRES MOL |
| GENERAL USE | Commercial |

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For more information:

Darryl Meason
Cell: 1 405 205 9440
darryl@naisullivangroup.com

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610

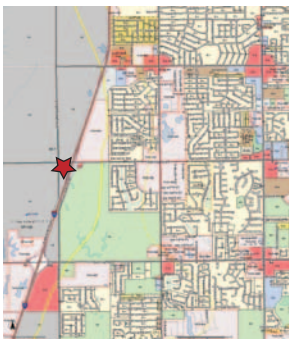
S.W. Corner of S.W. 104th Street & I-44
Oklahoma City, OK 73159

## DEMOGRAPHICS

| Population | | |
|---|---|---|
| 1 Mile: 2,740 | 3 Mile: 49,167 | 5 Mile: 142,678 |
| **Average Household Income** | | |
| 1 Mile: $63,628 | 3 Mile: $61,216 | 5 Mile: $46,851 |
| **Total Households** | | |
| 1 Mile: 1,079 | 3 Mile: 19,224 | 5 Mile: 54,401 |

## LOCATION HIGHLIGHTS

- Dimensions: 250’ x 278’
- Frontage: 278’ on S.W. 104th Street & 250’ on I-44
- Close to Airport & FAA



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