



1228 Classen Drive

Oklahoma City, Oklahoma 73103

PROPERTY HIGHLIGHTS

- Located in the trendy Midtown area surrounding by popular eating establishments, office buildings, medical facilities, and residential properties.
- Tremendous Development opportunity for a property in an area with few properties available for purchase.
- Zoned DTD – 1 Zoning (Downtown Transitional Limited) Commercial, Office, and Residential, as well as, Mixed Use.
- Surrounded by new and creative businesses and events.
- Existing Buildings could be scraped for redevelopment.
- Rare opportunity to pick up a property in the heart of Midtown.

TOTAL SF 59,770 SF MOL

LAND IN ACRES 3.51 ACRES MOL

ZONING DTD-1
(Downtown Transitional)

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DEMOGRAPHICS

Population

1 Mile: 14,259	3 Mile: 84,493	5 Mile: 214,629
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Average Household Income

1 Mile: \$42,667	3 Mile: \$34,715	5 Mile: \$35,495
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Total Households

1 Mile: 5,702	3 Mile: 34,851	5 Mile: 85,563
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LOCATION HIGHLIGHTS

- Highly Desirable Area within Walking Distance to Midtown Activities
- Near Local, Trendy Restaurants and Retails Shops
- Rare Development Opportunity in Midtown
- Area known for Tremendous Growth and Development

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