



## 8301 N.W. 39th Expressway

Bethany, Oklahoma 73008

### PROPERTY HIGHLIGHTS

- Will Divide
- Zoning R-1, C-G & C-S
- 14 Acres Commercial
- 14 Acres Retail
- 18 Acres Residential
- All Utilities to Site

LAND IN ACRES	46 ACRES MOL
ZONING	R-1, C-G, C-S
GENERAL USE	Commercial Retail Residential

[www.naisullivangroup.com](http://www.naisullivangroup.com)

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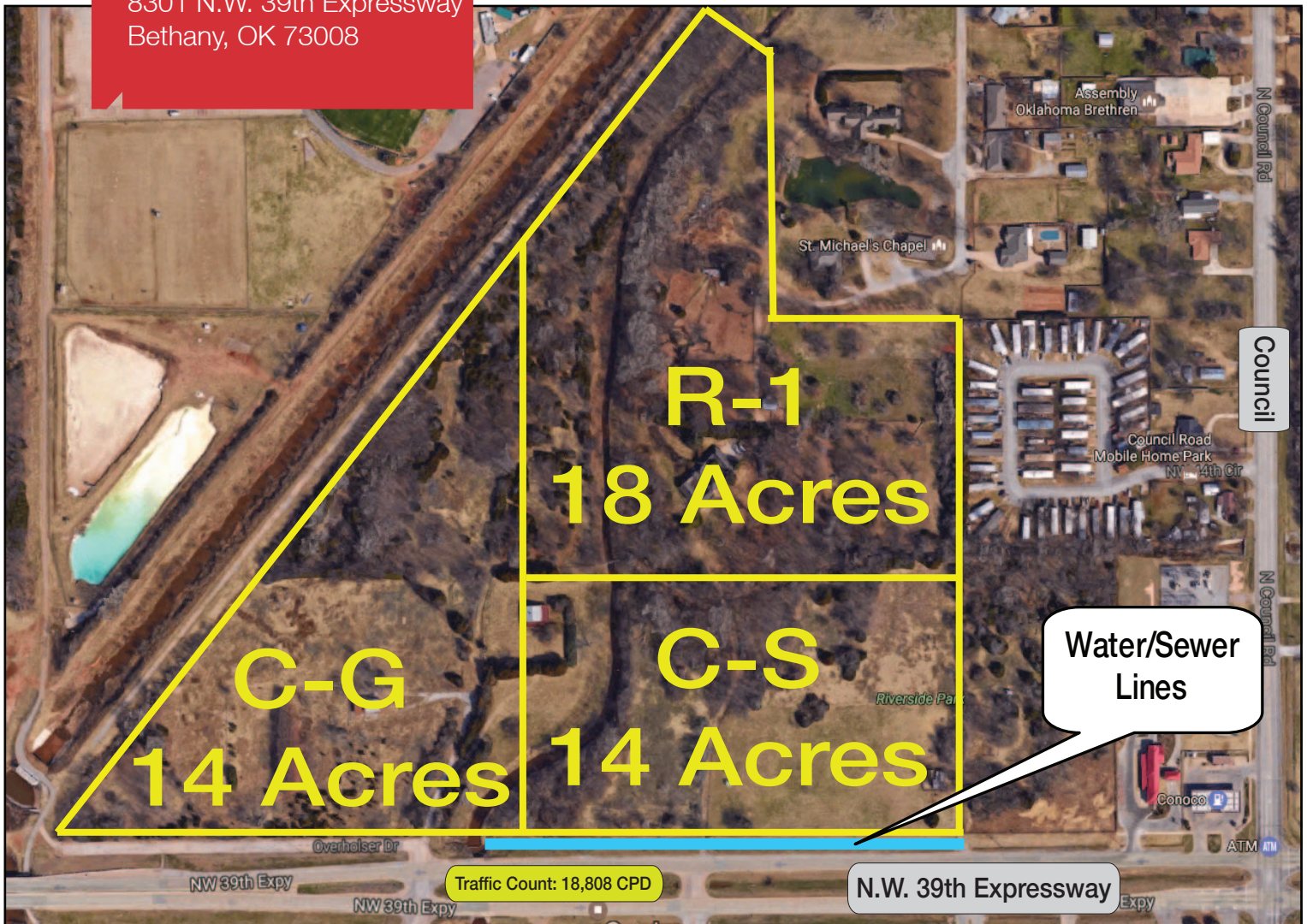
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## DEMOGRAPHICS

### Population

1 Mile: 3,022	3 Mile: 63,548	5 Mile: 144,817
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### Average Household Income

1 Mile: \$58,771	3 Mile: \$46,010	5 Mile: \$46,699
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### Total Households

1 Mile: 1,260	3 Mile: 26,439	5 Mile: 61,589
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## LOCATION HIGHLIGHTS

- Dimensions: Irregular
- Frontage: 1975' on N.W. 39th Expressway
- Next to Lake Overholser
- 1 Mile to Wiley Post Airport
- Convenient Location Close to Yukon
- Retail Development in the Area

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## EXECUTIVE SUMMARY

NAI Sullivan Group is offering for sale approximately 46 acres fronting on Route 66 in Bethany, Oklahoma. Bethany is a suburb of Oklahoma City having a population of 20,000 people and is home to Southern Nazarene University as well as Southern Christian University.

This 46 acre tract is broken into 3 distinct parcels. The first is zoned R-1 residential with approximately 18 acres. The second section is zone C-S zoning with 14 acres and the third parcel is zoned C-G with approximately 14 acres. The C-S zoning requires development as commercial with businesses that generate sales tax. The C-G zoning accepts businesses that would not generate sales tax, such as medical and/or office buildings.

The property was originally developed as a drive in movie theatre in the 1960's along with homes built for the family that owned the property. There are two homes existing on the property today with little to no value.

We envision the property to be utilized as three separate parcels, the first (R-1) for residential or special use such as assisted living. A medical complex with assisted living could be developed on the C-G site. A possibility also exists for residential style. Additional uses could be duplexes, although re zoning would be required. The C-S property could be developed as retail generating sales tax for the City of Bethany.

The frontage along Route 66, (Northwest 39th Expressway) for the C-G zoning totals about 1000 lineal feet by 1,283 feet deep, on a triangle. The C-S zoned parcel has about 975 lineal feet of frontage by approximately 600 feet.

There is reported to be a 12" water line and a 15" sewer line running east and west along the frontage. There is also a 50' water and sewer easement running along the water feature running north and south through the property.

### **A review of the pertinent facts regarding this property are:**

- \* Property comprises 46 acres within the City Limits of Bethany, Oklahoma.
- \* A tract of land zoned R-1 residential having 18 acres MOL
- \* A tract of land zoned C-G general commercial having 14 acres MOL
- \* A tract of land zoned C-S commercial shopping center having 14 acres MOL
- \* Route 66 highway frontage of approximately 1,975 feet
- \* A 12" water line along the south side of the property
- \* A 15" sewer line along the south side of the property
- \* Electric service, natural gas service, and phone service serving the property.