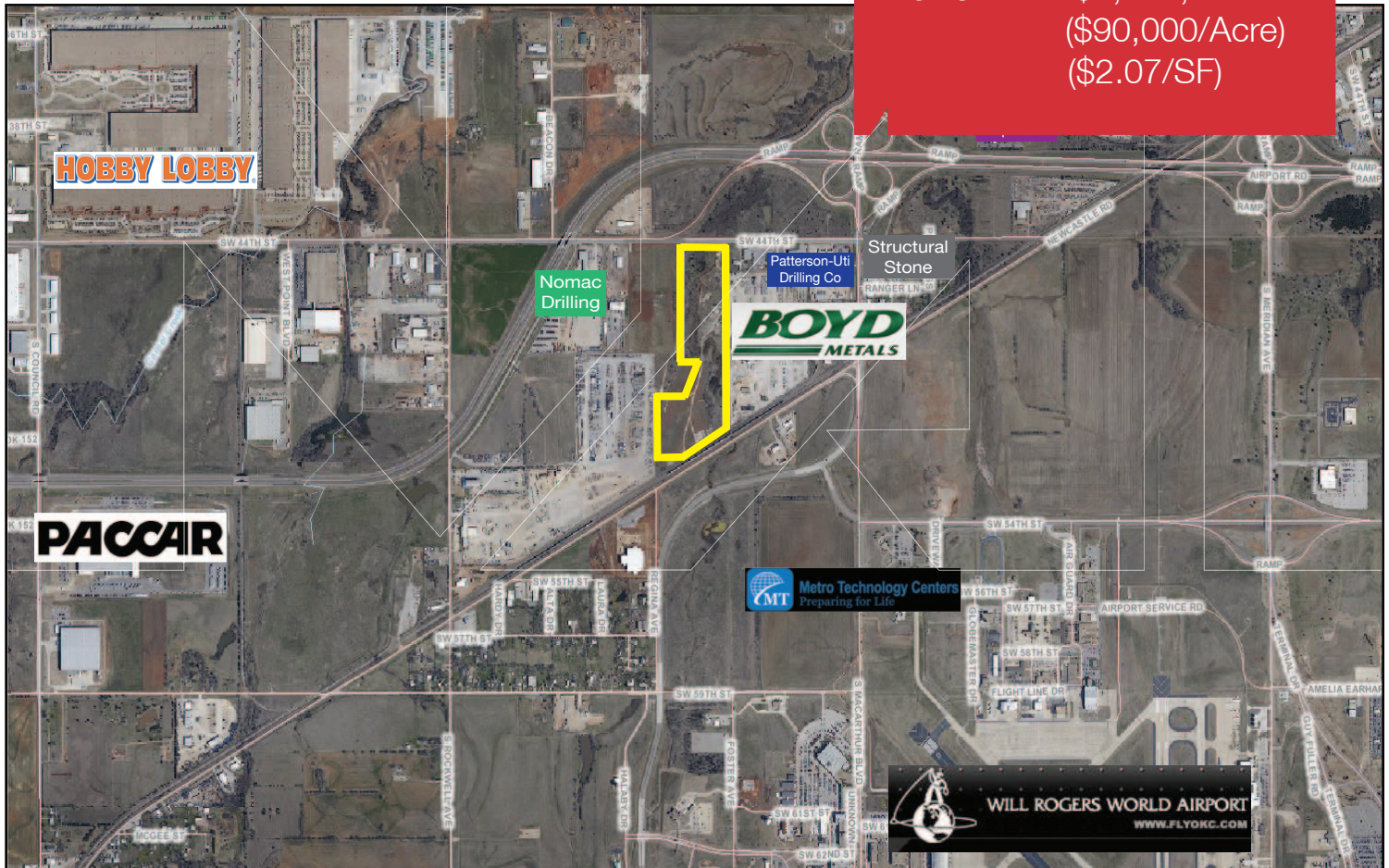


Industrial Land For Sale

37.29 Acres MOL

Sales Price: \$3,356,100
(\$90,000/Acre)
(\$2.07/SF)



6300 S.W. 44th Street

Oklahoma City, Oklahoma 73179

PROPERTY HIGHLIGHTS

- 13.71 Acres MOL I-2 Zoning with Approximately 455' of Frontage on S.W. 44th Street
- 23.58 Acres MOL I-3 Zoning with Salvage Permit
- Approximately 160' of Frontage on S.W. 44th Street & 790' of Frontage on Railroad with I-3 Segment
- Railroad Spurs Possible
- Seller Financing Available
- Development Materials Available

TOTAL SF	1,624,352.40 MOL
LAND IN ACRES	37.29 MOL
ZONING	I-2 & I-3 Mix
GENERAL USE	Retail

For more information:

Eddy Hrdlicka

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www.naisullivangroup.com

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LOCATION HIGHLIGHTS

- Near Will Rogers Airport & Major Interstates
- Major OKC Industrial Corridor
- Drilling Rig Services in the Area
- Hobby Lobby Warehouse in the Area

Population		
1 Mile: 86	3 Mile: 16,563	5 Mile: 120,481
Average Household Income		
1 Mile: \$47,934	3 Mile: \$40,356	5 Mile: \$46,149
Total Households		
1 Mile: 36	3 Mile: 5,570	5 Mile: 43,121

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