

Office/Commercial Land For Sale

4.75 Acres MOL

Sales Price: \$949,000 (\$4.59/SF) PRICE REDUCED!



# 13700 S. Western Avenue

Oklahoma City, Oklahoma 73170

### **PROPERTY HIGHLIGHTS**

- Zoned for Office & Limited Commercial Use
- 5 Acres North of Orr Family Farm
- Property is Flat & Ready for Development
- S. Western is 4 Lanes
- Highest Income Zip Code in the City
- New Housing Development Across Western
- Includes Water Well
- 330' Frontage on Western

TOTAL SF	206,910 SF MOL	
ZONING	SPUD-491	
GENERAL USE	Office/Commercial	
LAND IN ACRES	4.75 Acres MOL	

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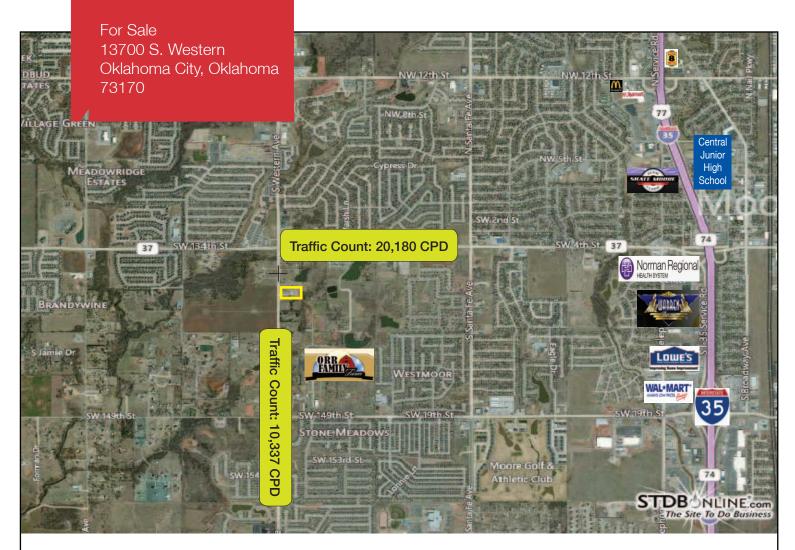
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## For more information:

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## **DEMOGRAPHICS**

Population		
<b>1 Mile:</b>	<b>3 Mile:</b>	<b>5 Mile:</b>
9,824	71,224	137,899
Average Household Income		
<b>1 Mile:</b>	<b>3 Mile:</b>	<b>5 Mile:</b>
\$72,448	\$69,977	\$63,611
Total Households		
<b>1 Mile:</b>	<b>3 Mile:</b>	<b>5 Mile:</b>
3,717	27,332	53,283

## **LOCATION HIGHLIGHTS**

- Dimension: 330' x 660'
- High Traffic & Visibility on Major Norman to Oklahoma City Arterial

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