



10603 N. I-35 Service Road

Oklahoma City, Oklahoma 73131

PROPERTY HIGHLIGHTS

- High Traffic Location
- Popular Industrial Distribution Location
- Good Access to I-35
- Easy On & Off at Hefner Road Exit
- Flat & Shovel Ready Land

| | |
|-------------|----------------|
| TOTAL ACRES | 54 MOL |
| ZONING | AA/C-3 PUD 727 |
| GENERAL USE | Agricultural |

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For more information:

Irmon Gray

Cell: 1 405 474 7286

irmon@naisullivangroup.com

4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610

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DEMOGRAPHICS

Population

| 1 Mile: | 3 Mile: | 5 Mile: |
|---------|---------|---------|
| 550 | 14,959 | 61,298 |

Average Household Income

| 1 Mile: | 3 Mile: | 5 Mile: |
|----------|----------|----------|
| \$95,312 | \$81,421 | \$55,862 |

Total Households

| 1 Mile: | 3 Mile: | 5 Mile: |
|---------|---------|---------|
| 156 | 5,541 | 23,999 |

LOCATION HIGHLIGHTS

- Frontage: 1217' on I-35 Service Road
- Dimensions: Irregular
- Popular Distribution Warehouse Area
- Easy Access to I-35 & I-44 North/South
- Travel Services & Restaurants Nearby
- Utilities to Corner of Property

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