



S.W. Corner of N.E. 36th Street & Douglas Avenue

Spencer, Oklahoma 73084

PROPERTY HIGHLIGHTS

- 20 Acres MOL
- 128 Pad Sites/Lots
- Currently Zoned Commercial
- Formerly Zoned as Multi-Family (Best Use)
- All 128 Pad Sites are Individually Metered
- All City Electric, Gas, Water & Sewer
- Motivated Seller

TOTAL SF/ACRES	20 ACRES MOL
ZONING	Commercial
2013 TAXES	\$4,400
USABLE SF	784,443 SF MOL

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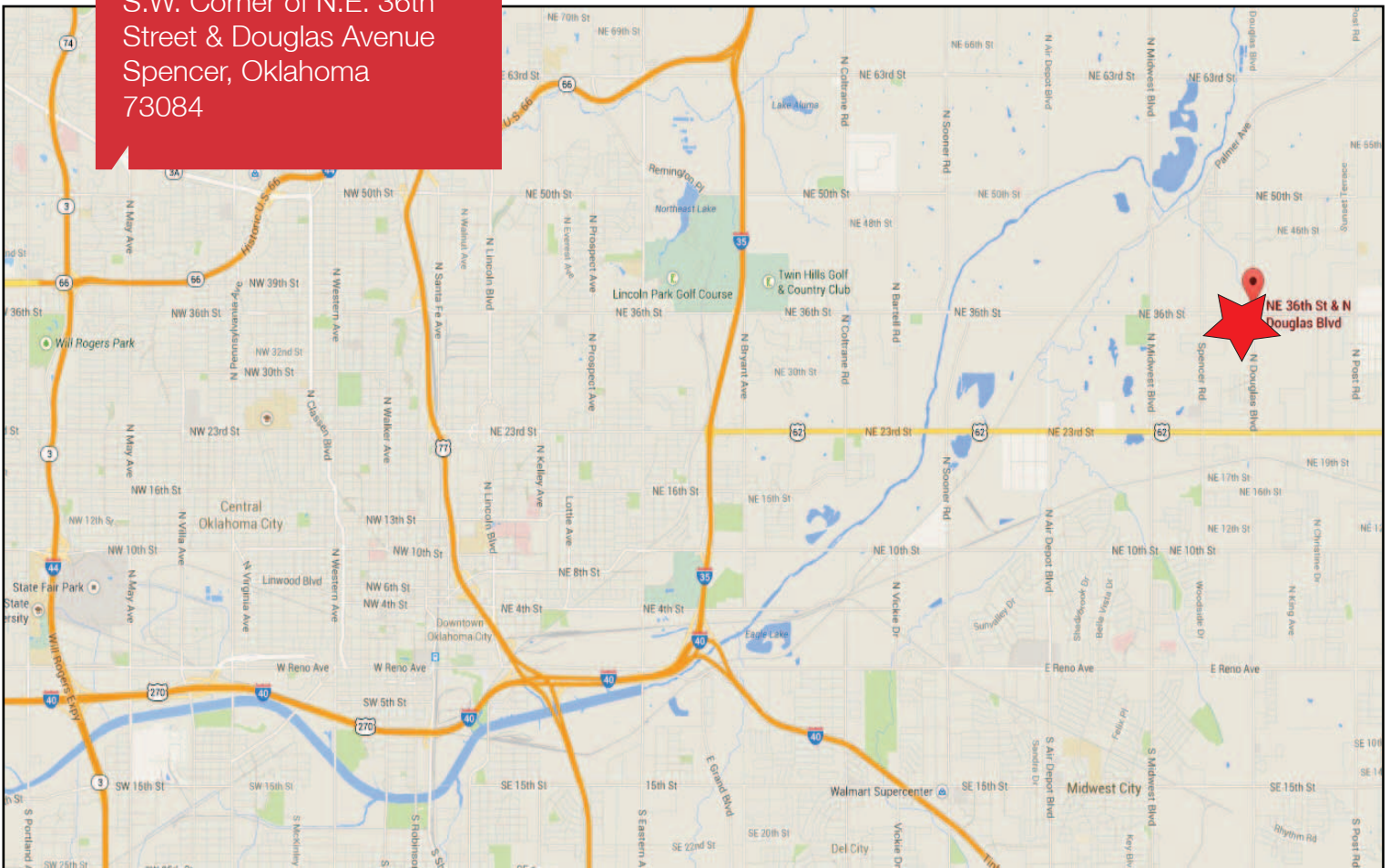
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Street & Douglas Avenue
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DEMOGRAPHICS

Population

1 Mile: 3,047	3 Mile: 27,200	5 Mile: 70,516
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Average Household Income

1 Mile: \$44,639	3 Mile: \$45,243	5 Mile: \$54,814
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Total Households

1 Mile: 1,225	3 Mile: 11,167	5 Mile: 29,119
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LOCATION HIGHLIGHTS

- 3.5 Miles from I-35
- Oklahoma City School District #89
- Close to Shopping & Restaurants

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