



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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For Sale
13700 S. Western
Oklahoma City, Oklahoma
73170



DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
9,824	71,224	137,899

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$72,448	\$69,977	\$63,611

Total Households

1 Mile:	3 Mile:	5 Mile:
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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