Na ISullivan Group

Office/Commercial Land For Sale

4.75 Acres MOL

Sales Price: \$849,000 (\$4.10/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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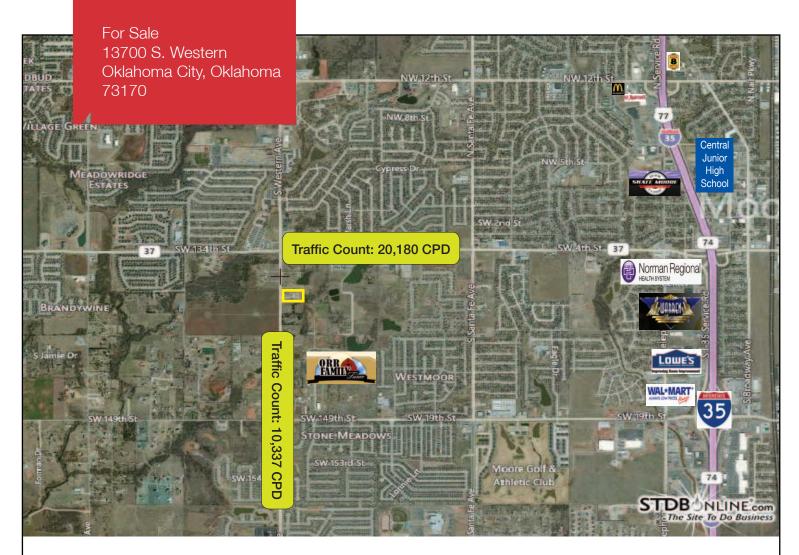
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For more information:

Darryl Meason

Cell: 1 405 205 9440 darryl@naisullivangroup.com

4045 N.W. 64th Street, Suite 340 Oklahoma City, Oklahoma 73116 Office: 1 405 840 0600 Fax: 1 405 840 0610



DEMOGRAPHICS

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

LOCATION HIGHLIGHTS

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

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