



OFFERING SUMMARY

Sale Price: \$1,332,936

Lot Size: 2.55 Acres

Zoning: PUD-942

Traffic Count: 13,314

PROPERTY OVERVIEW

2.55 acre's available for development opportunity. Currently zoned in a PUD allowing Multifamily, Office, and Retail. Located next to the brand new Mercy hospital, Oklahoma Heart Hospital, I-240 sports complex, Dolese, Schlumberger, The Landing Apartments, and many more businesses etc. This is a perfect opportunity for a medical office building, general office, or multifamily.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,128	14,562	42,702
Total Population	6,090	40,789	114,521
Average HH Income	\$54,310	\$54,874	\$51,795

LOCATION OVERVIEW

This property is located on the SE corner of I-240 & Sunnylane. 2.55 acres of commercial uses. Easy access on/off I-240. Oklahoma City has construction in the process expanding Sunnylane from 2 lanes to 4 lanes.

PROPERTY HIGHLIGHTS

- Frontage Disability
- Heavy Traffic
- High Volume Traffic Counts
- Easy Access to I-240
- Utilities to site
- 17 minutes from Will Rogers Air Port
- 1 mile east of Oklahoma Heart Hospital

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SUNNYLANE POINTE

I-240 & SUNNYLANE, OKLAHOMA CITY, OK 73135



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,090	40,789	114,521
Median age	28.1	30.6	32.0
Median age (Male)	28.8	29.3	31.0
Median age (Female)	28.1	31.6	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,128	14,562	42,702
# of persons per HH	2.9	2.8	2.7
Average HH income	\$54,310	\$54,874	\$51,795
Average house value		\$101,646	\$108,276

* Demographic data derived from 2020 ACS - US Census

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