

OAKDALE DEVELOPMENT LAND

NE 122nd St. & Holland St. Oklahoma City, OK 73131



OFFERING SUMMARY

Sale Price:	\$2,165,000
Lot Size:	11.71 Acres
Price / Acre:	\$184,885
Price / SF:	\$4.24
Zoning:	PUD-1956 & PUD-605

PROPERTY OVERVIEW

11.71 acres MOL of prime development land with 321 feet of NE 122nd Street frontage. All utilities are to the site and the site enjoys access from both 122nd and Holland St. This property has excellent access to I-35 northbound and southbound and is situated to serve both local and interstate travelers. Splitting Oklahoma City and Edmond, a service company could serve more customers and reduce travel times. Current zoning also allows for single family residential, multi-family residential and highway commercial uses and is located within Oakdale School District.

PROPERTY HIGHLIGHTS

- Northbound & Southbound I-35 on/off access
- Frontage along NE 122nd Street
- Wide usage possibilities
- Central location along interstate
- All utilities on site
- Oakdale School District



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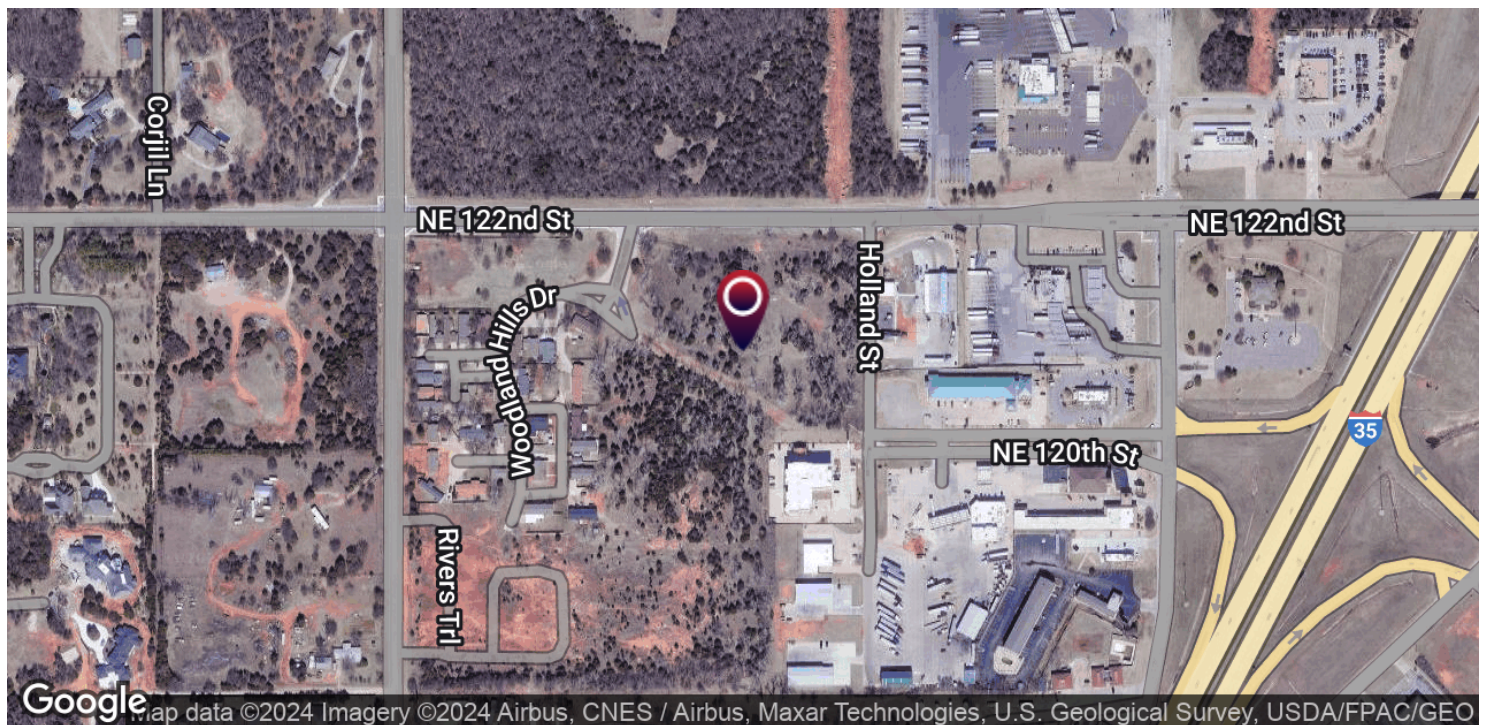
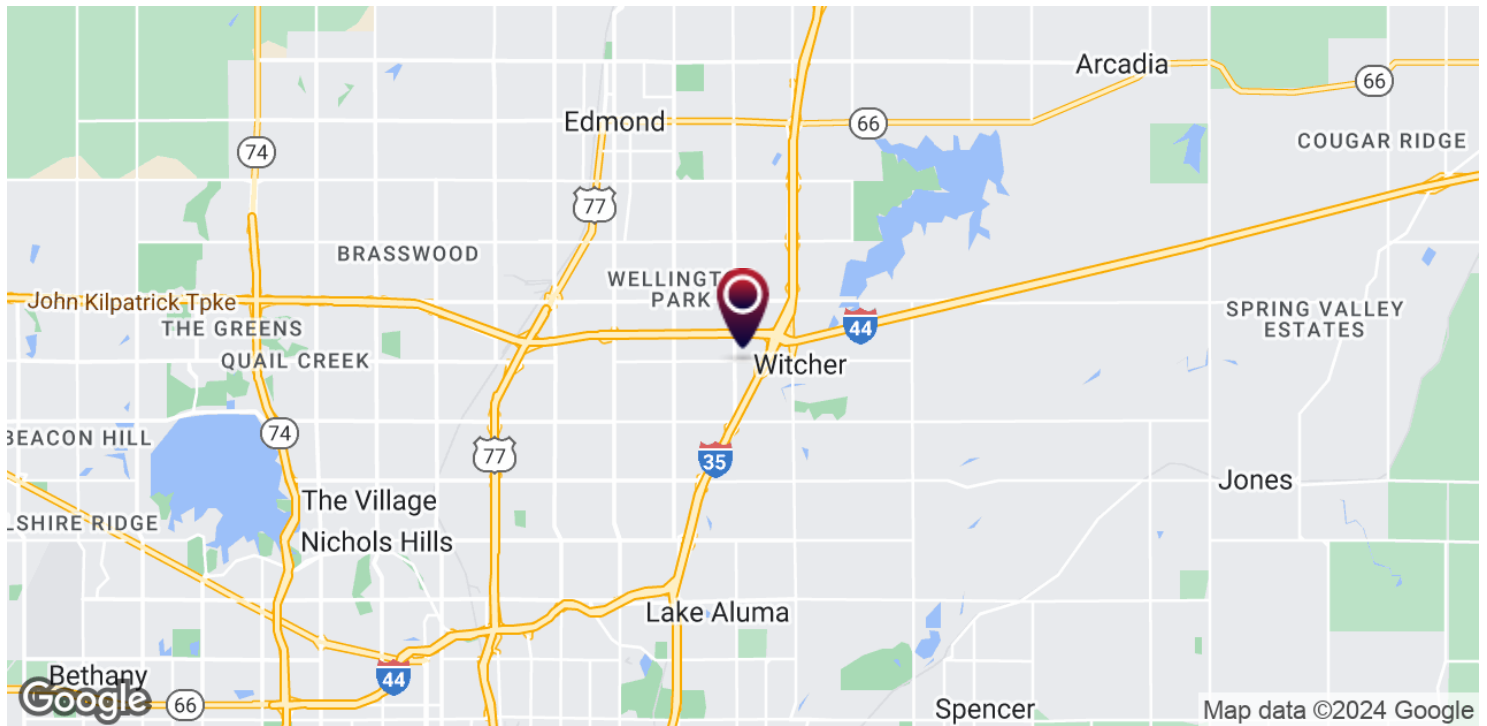
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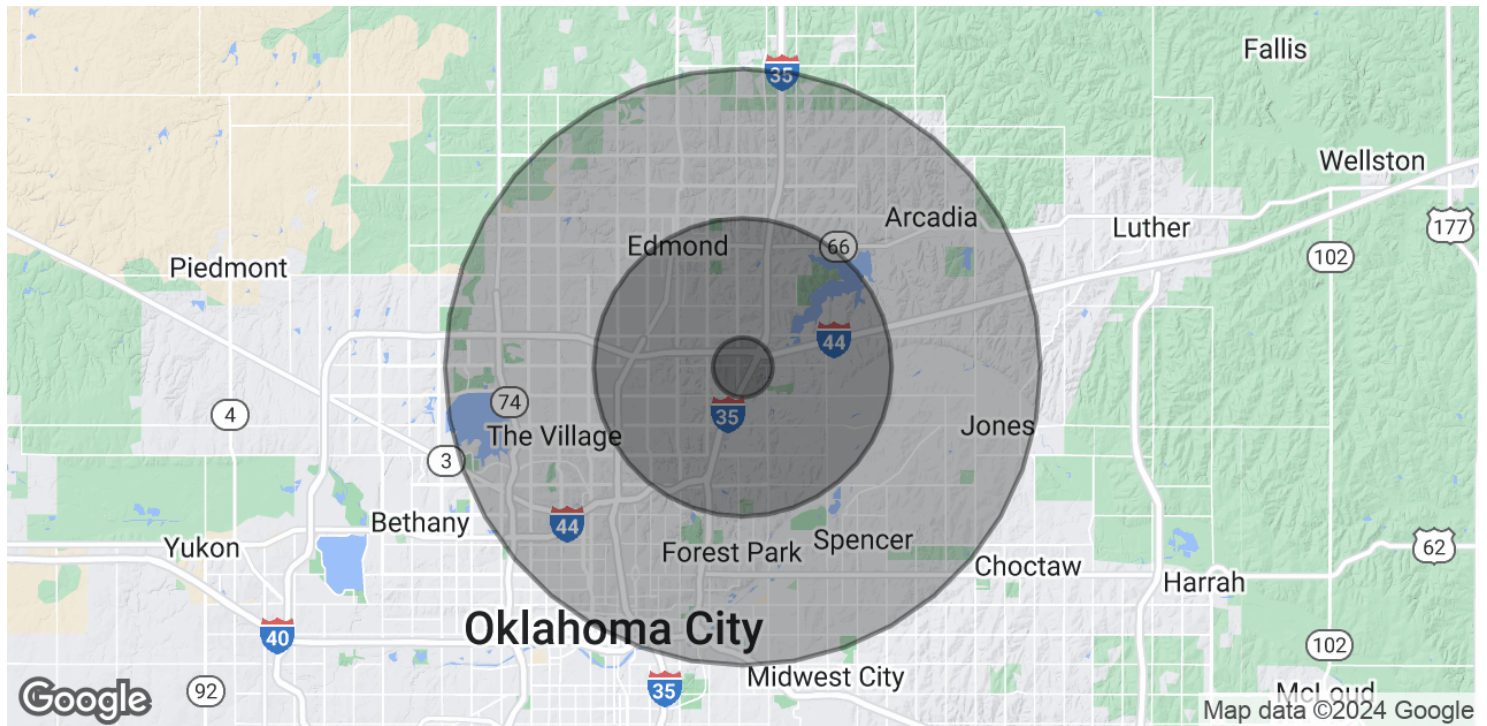
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,810	60,869	335,780
Average Age	43.3	34.5	35.9
Average Age (Male)	44.5	32.1	34.3
Average Age (Female)	42.7	36.3	37.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	684	23,131	139,009
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$132,529	\$88,402	\$73,807
Average House Value	\$301,693	\$219,825	\$208,668

* Demographic data derived from 2020 ACS - US Census



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