

I-40 & ROCKWELL DEVELOPMENT LAND

720 S Rockwell Avenue. Oklahoma City, OK 73128



OFFERING SUMMARY

Property Size:	40.15 Acres
Price / SF:	\$5.71
Market:	Oklahoma City
Submarket:	West OKC
Traffic Count:	120,221

PROPERTY OVERVIEW

The site consists of a total of 40.15 acres at the high traffic intersection of I-40 & Rockwell. This property spans from Rockwell to Peniel Avenue. Access is available at all four corners of the property, from S Rockwell, SW 5th and SW 8th. The property is not divisible and must be purchased in one transaction. It is understood that the current zoning (R-1) is not the highest and best use. The seller will make its best effort to assist the buyer with rezoning prior to closing.

LOCATION OVERVIEW

Located along I-40, directly off the Rockwell exit and adjacent to the Westgate Marketplace. Westgate Marketplace is a super-regional destination within the Oklahoma City MSA located adjacent Interstate 40, its primary trade area extends to encompass communities to the West, including Mustang and Yukon, partly because Interstate 40 serves as the sole western collector for retail trade into the Oklahoma City MSA. Westgate Marketplace is truly the destination in western Oklahoma City.



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Ian Duty-Dean
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ADDITIONAL PHOTOS

I-40 & ROCKWELL DEVELOPMENT LAND

720 S Rockwell Avenue. Oklahoma City, OK 73128

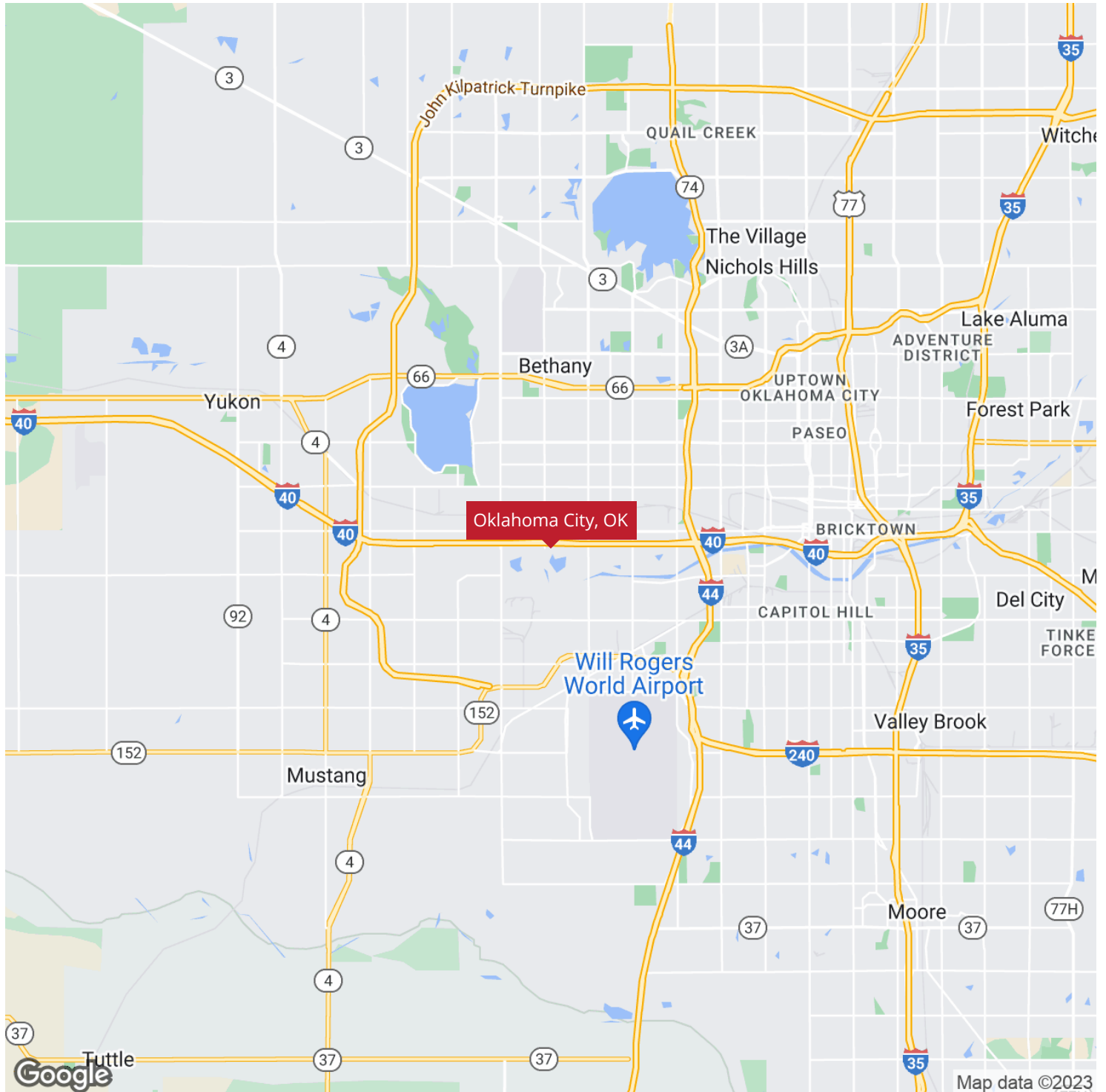


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**Oops! A
problem
has
occurred.**

TRAFFIC COUNT

Traffic Count	120,221
Traffic Count Street	I-40
Traffic Count Frontage	420

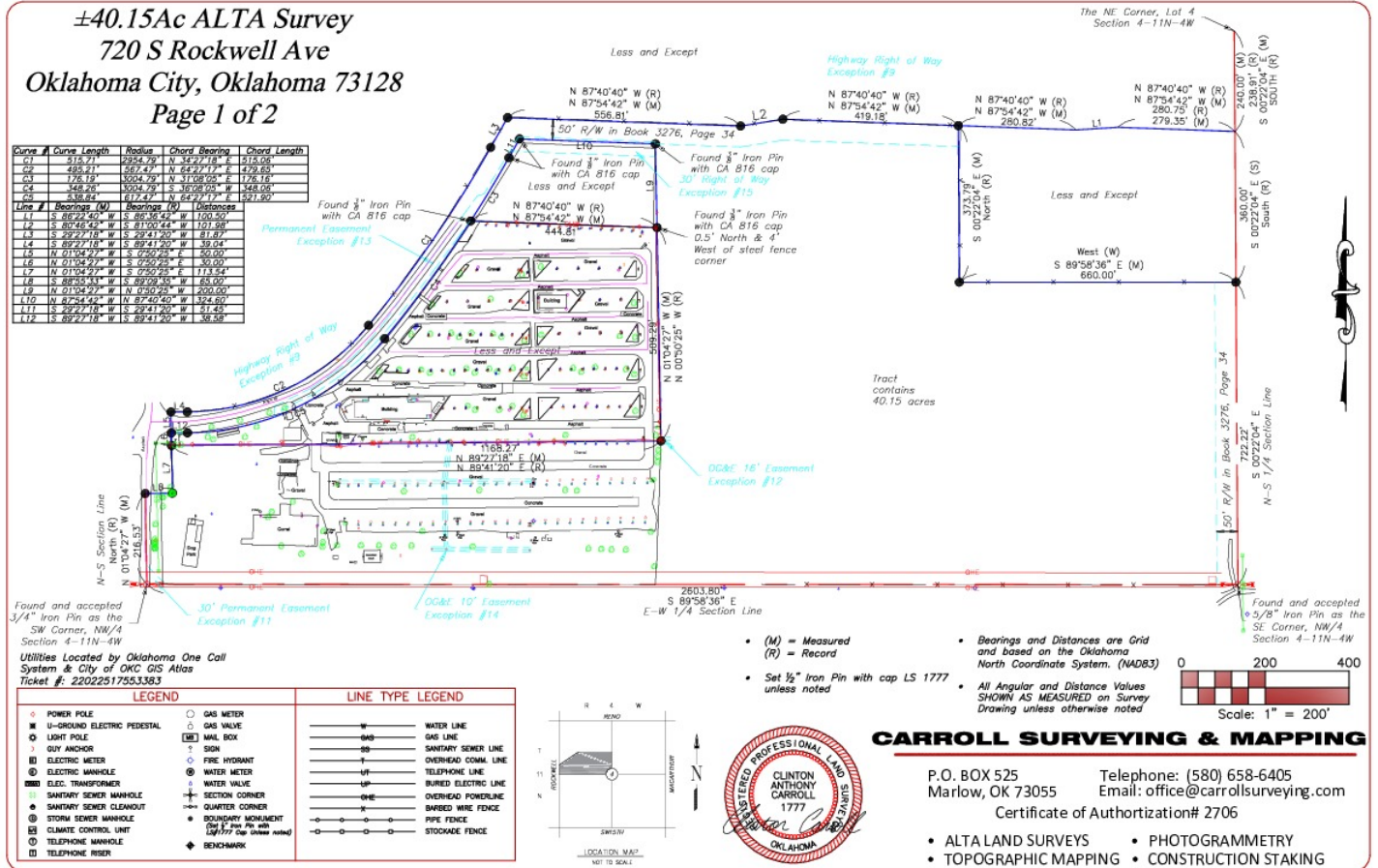


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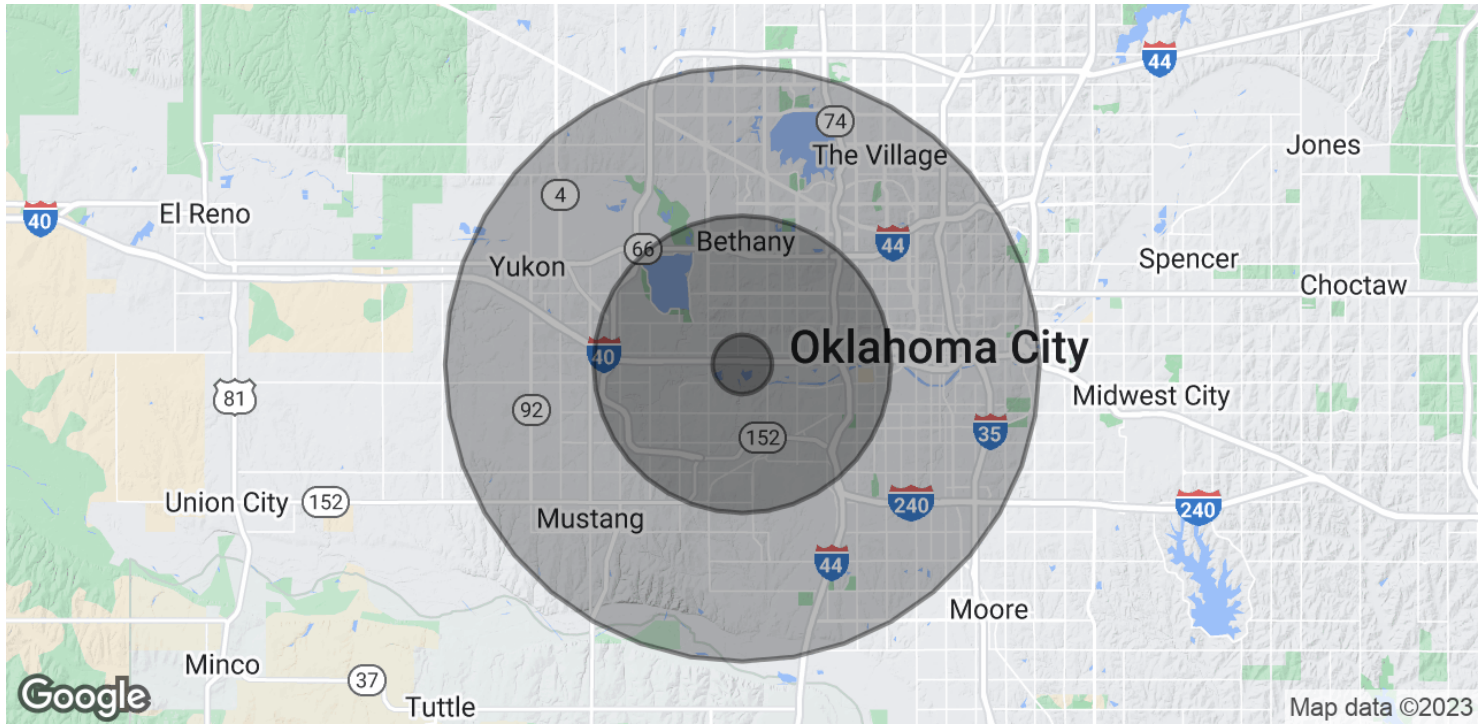
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,012	123,163	549,211
Average Age	30.6	34.2	35.0
Average Age (Male)	31.2	34.2	34.2
Average Age (Female)	31.5	35.0	36.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	744	47,559	218,458
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$50,962	\$50,312	\$58,075
Average House Value	\$87,184	\$117,734	\$154,496

* Demographic data derived from 2020 ACS - US Census



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IAN DUTY-DEAN

Advisor

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OK #123546

PROFESSIONAL BACKGROUND

Ian Duty-Dean is an Advisor with ADEPT Commercial Real Estate. Prior to joining ADEPT, he was an Advisor for Emersons Commercial Real Estate and SVN Land Run. Ian is a real estate professional with five years of experience in commercial real estate brokerage. After graduating Classen School of Advanced Studies he went on to pursue a degree at the University of Oklahoma. During that time Ian landed an internship with the Oklahoma City Urban Renewal Authority. There he had the opportunity to collaborate with and learn some of the most established developers in Oklahoma City.

Ian's primary focus is adaptive reuse, site selection, and expansions. While having a passion for urban development, Ian has also represented tenants and landlords in rural communities throughout Oklahoma. Ian has the capacity to assist clients with their retail, office, and industrial needs small and large.

EDUCATION

University of Oklahoma - Multidisciplinary Studies

Georgetown University - Master of Professional Studies in Real Estate

MEMBERSHIPS

Urban Land Institute

Commercial Real Estate Council

International Council of Shopping Centers



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