



515 SW 149th St Lot 6, Oklahoma City , OK 73170



## PROPERTY DESCRIPTION

This .47 acre lot is located in the Stone Pointe Office Park development, conveniently located near I-35 and heavily trafficked SW 19th and S. Western thoroughfares. Boasting excellent demographics for professional and medical use, this lot is the perfect location for any aspiring professional looking to build their own office space. With a modern aesthetic and plans for other professional users in the works, this office park will be a hub of activity and a great place to call home for your business.

## PROPERTY HIGHLIGHTS

- Construction Ready Pad Sites
- 1.6 Miles to I-35
- New Construction
- Lot Size 78' x 64"
- Minimum Build 5,000 sf
- High Traffic Counts

## Nick Tyler

Sales Associate

405.397.3228

nick@fleskeholding.com



## LOCATION DESCRIPTION

Lot 6 is a 20,566 sf pad ready site in the Stone Pointe Office Park. This upscale modern office park is located with frontage on SW 149th (aka SW 19th), between S. Western and Santa Fe. Easy access to I-35 makes this an ideal location for a professional office with a client range from Norman to OKC.

## OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	20,566 SF
Zoning:	SPUD
Traffic Count:	24,400 VPD SW 19th St
Utilities:	To Site

## Kendra Streeter

Broker Associate

405.590.7202

kendra@fleskeholding.com

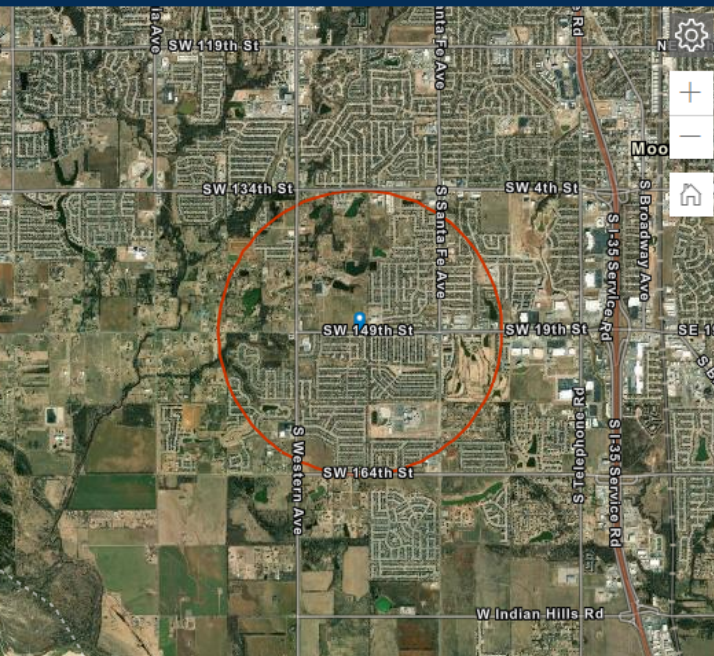


515 SW 149th St Lot 6, Oklahoma City , OK 73170

## DEMOGRAPHIC PROFILE

515 SW 149th St, Oklahoma City, Oklahoma, 73170

Ring of 1 mile



This infographic contains data provided by Esri.  
The vintage of the data is 2022, 2027  
© 2023 Esri

### EDUCATION



4%  
No High School Diploma



29%  
High School Graduate



33%  
Some College



33%  
Bachelor's/Grad /Prof Degree

### EMPLOYMENT



White Collar

69.0%



Blue Collar

17.0%

2.1%



Services

14.0%

Unemployment Rate

### KEY FACTS

11,576

Population

35.2

Median Age

4,405

Households

\$75,790

Median Disposable Income

### INCOME



\$91,242

Median Household Income



\$36,952

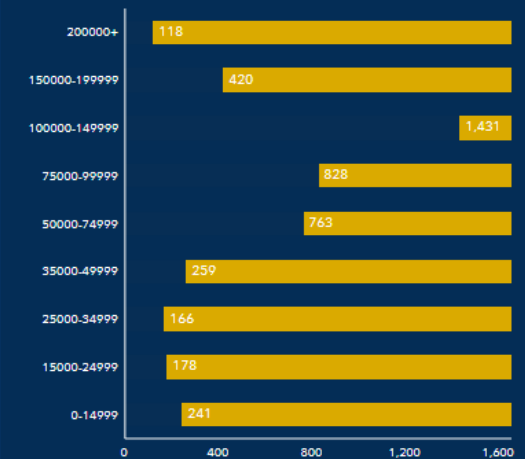
Per Capita Income



\$185,235

Median Net Worth

### HOUSEHOLD INCOME (\$)







515 SW 149th St Lot 6, Oklahoma City , OK 73170



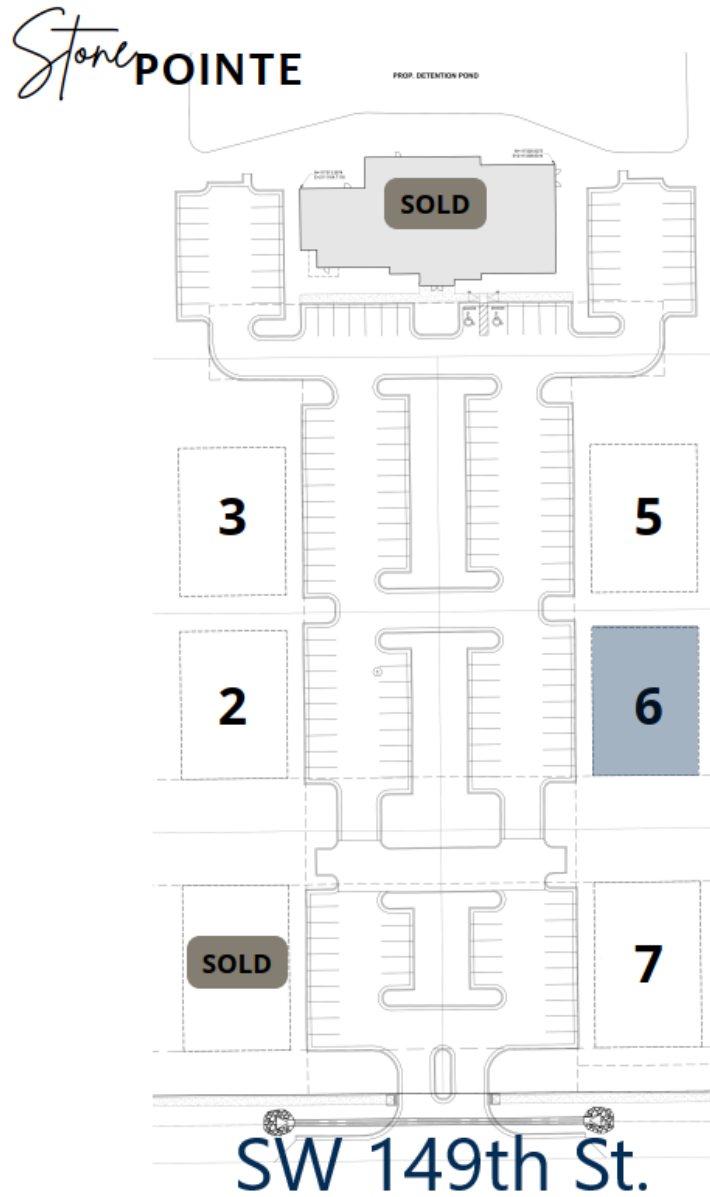
Map data ©2023 Google Imagery ©2023 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO







515 SW 149th St Lot 6, Oklahoma City , OK 73170



## Stone Pointe Office Park

