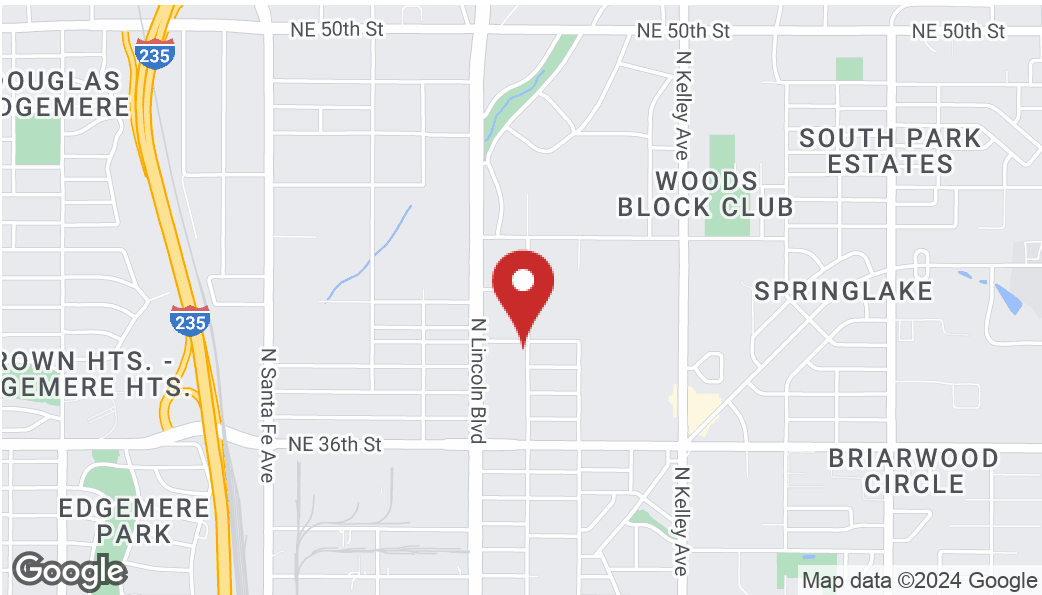
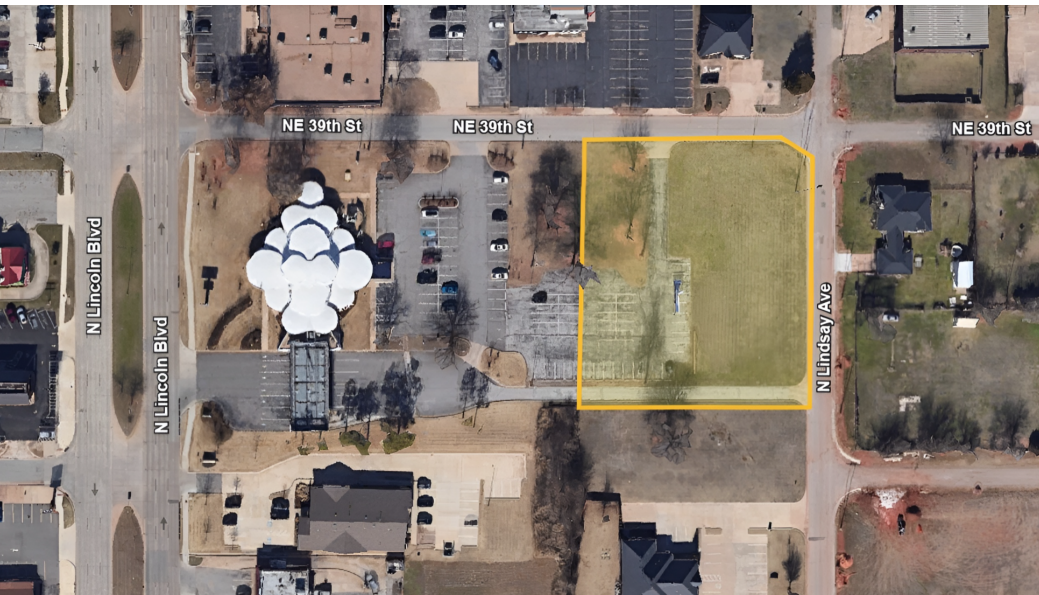




3900 N Lincoln Blvd, Oklahoma City, OK 73105



PROPERTY DESCRIPTION

Prime land in a flourishing area with a total size of 53,550 SF, available for \$7/SF, making it an enticing investment at \$374,850.00. Zoned C-3, with exclusions for banking and medical cannabis use. This land is ideal for diverse uses, including commercial or medical ventures.

PROPERTY HIGHLIGHTS

- Prime land sale with 53,550 SF
- C-3 zoning, excludes banking and medical cannabis
- Easy accessibility: Proximity to major roadways, including Lincoln.
- Versatile zoning for various uses
- Key facilities nearby: State capitol complex and OU Health
- High traffic count: 20,183 on Lincoln for visibility

LOCATION DESCRIPTION

Situated on 53,550 SF of prime land at the intersection of Lincoln, 39th, and Lindsay Ave., this property presents a lucrative opportunity for development. Excellent accessibility to major roadways, including Lincoln, I-44 and I-235, and situated near the state capitol complex and OU Health.

OFFERING SUMMARY

Sale Price:	\$374,850
Lot Size:	53,550 SF
Zoning:	C-3
Traffic Count:	20,183 VPD

Emily Duncan Belusko
Sales Associate
405.514.5685
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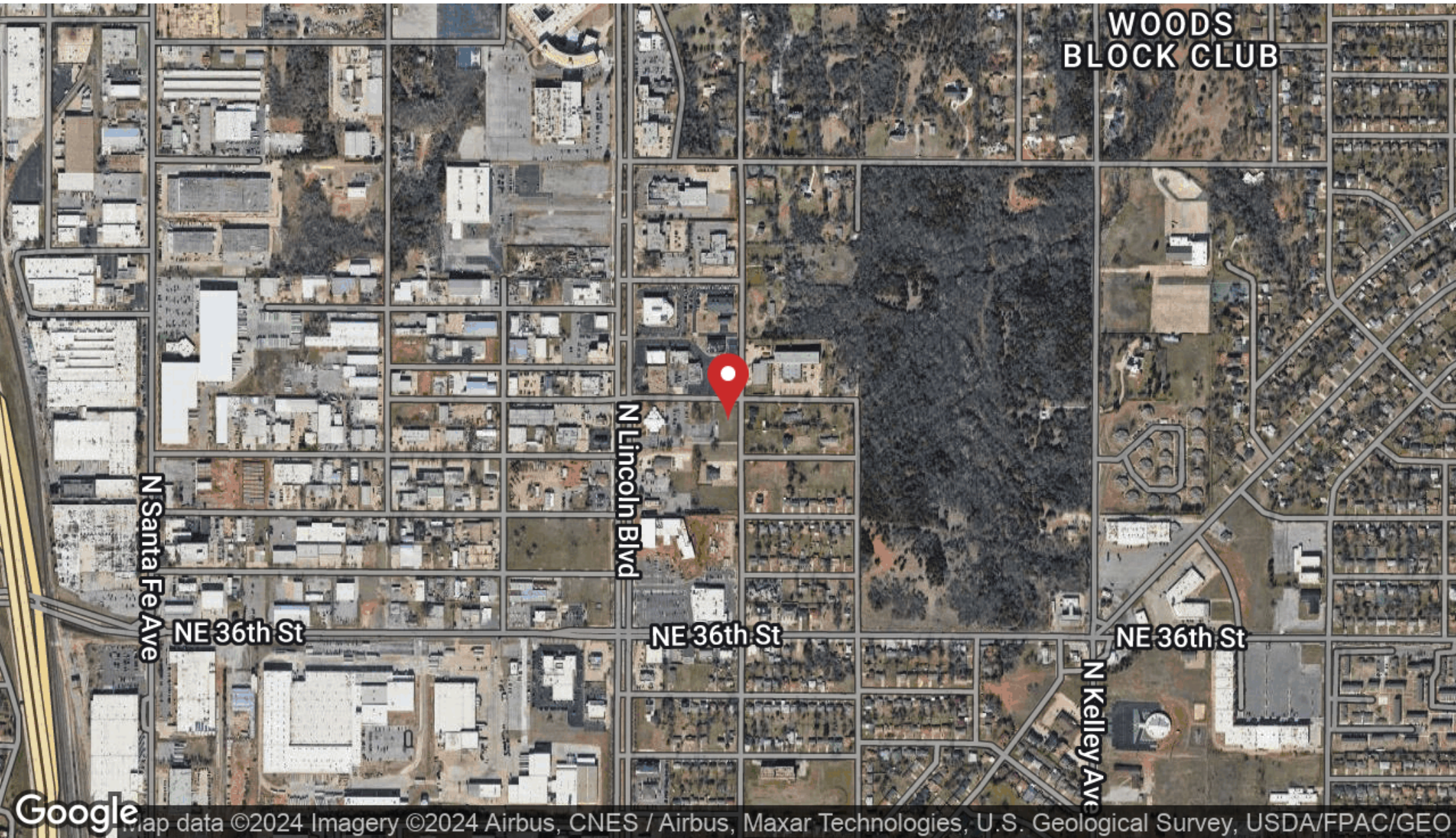
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3900 N Lincoln Blvd



FOR SALE

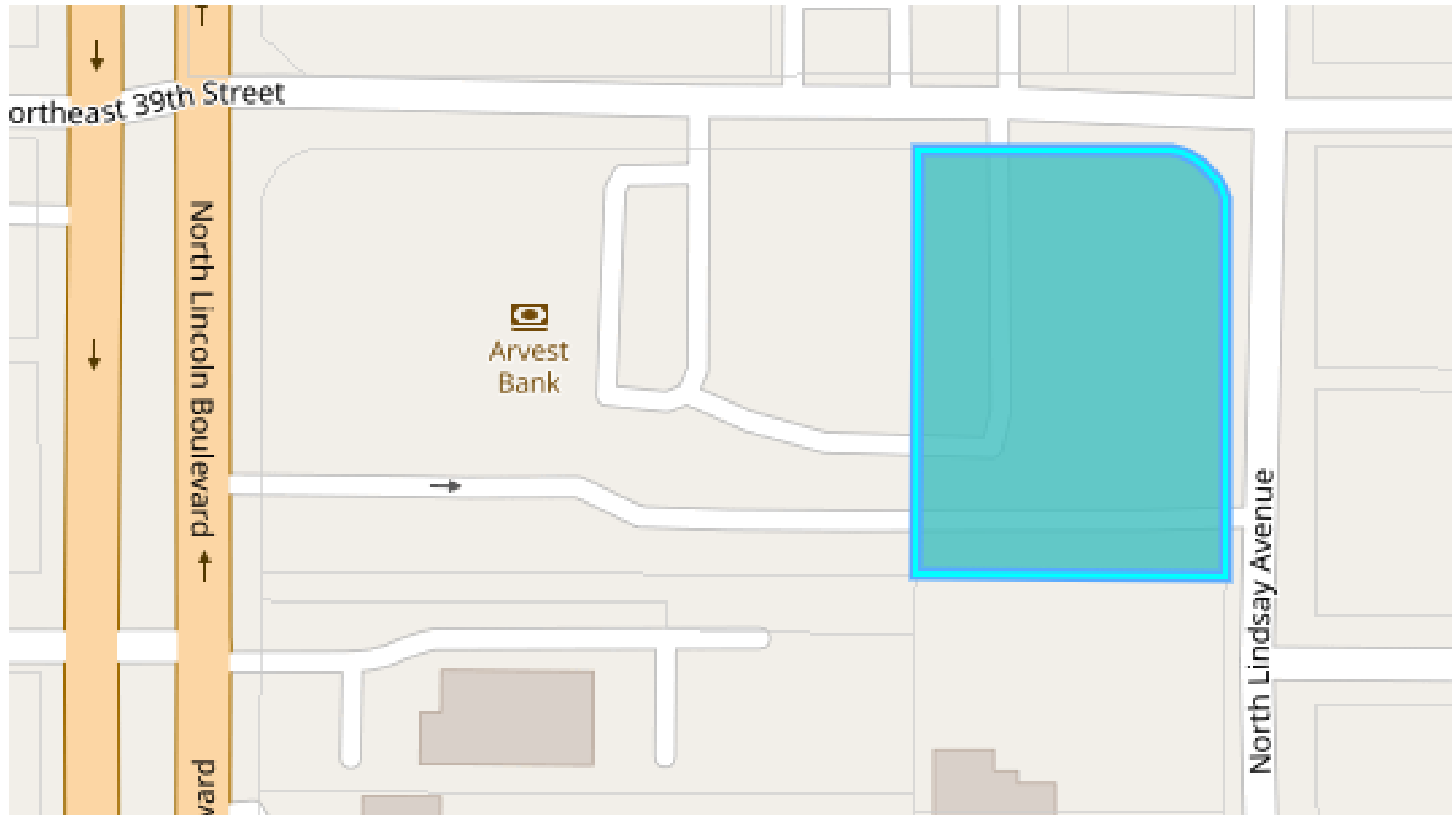
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,035	28,325	61,312
Average Age	40.8	37.6	36.6
Average Age (Male)	39.4	35.6	36.0
Average Age (Female)	41.5	38.4	36.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,726	15,324	32,563
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$49,573	\$62,280	\$62,669
Average House Value	\$124,490	\$160,253	\$165,828

* Demographic data derived from 2020 ACS - US Census

