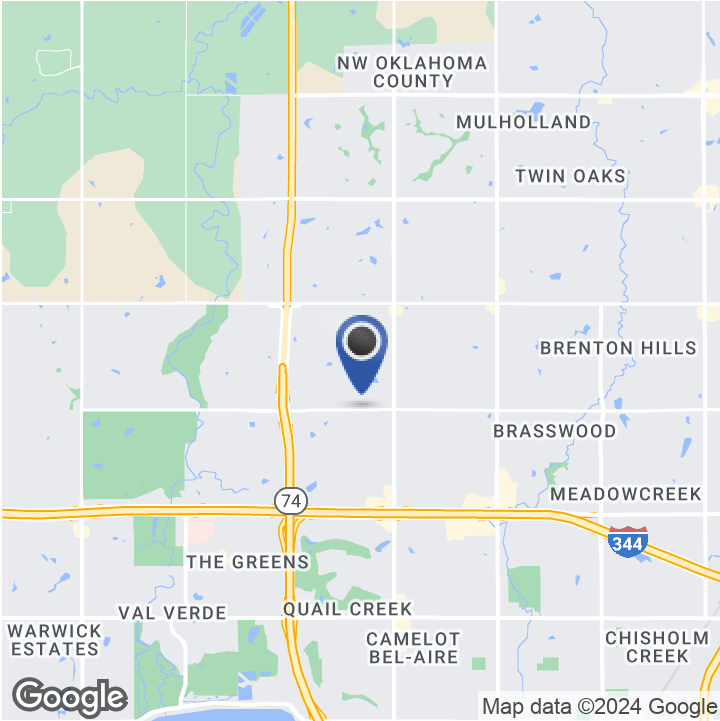


EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price Per SF:	\$18.00/S.F.
Divisible:	0.5 - 1.92 Acres
Lot Size:	1.92 Acres
Zoning:	PUD 302 (Office)

PROPERTY OVERVIEW

This offering features a prime 1.92 acre piece of divisible land with frontage on NW 150th St. Enjoy maximum visibility in a thriving business community, with versatile zoning for various office uses. This strategic location promises to be surrounded by a multitude of great retailers, restaurants, and quality professional businesses.

This land is being offered For Sale or Build-to-Suit to Lease or Purchase

TYLER HUXLEY 405.973.8435 tyler@creekcre.com	ETHAN SLAVIN 405.830.0252 ethan@creekcre.com
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SITE PLAN



*This is a preliminary layout, subject to change and negotiable on sizing

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tyler@creekcre.com

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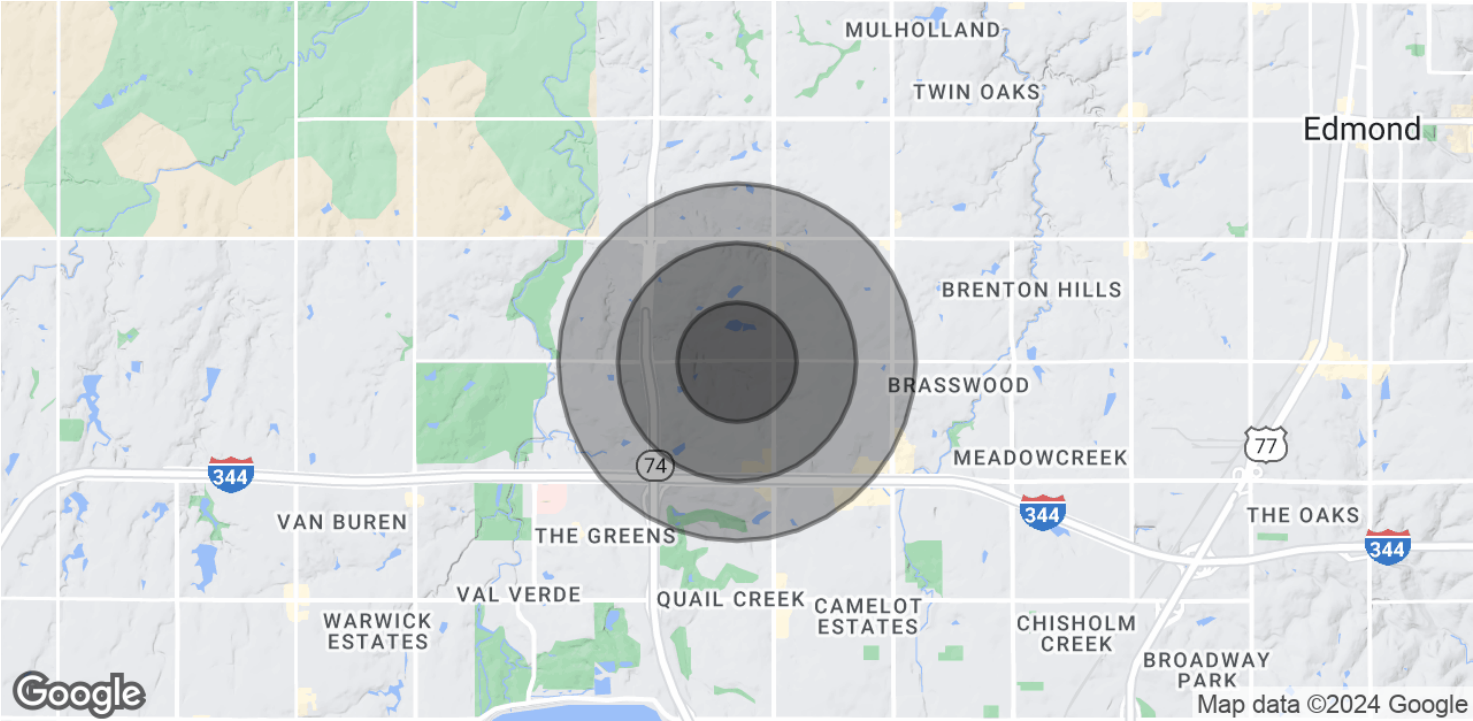
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	828	4,953	14,564
Average Age	40.6	37.8	35.8
Average Age (Male)	39.7	35.8	32.9
Average Age (Female)	38.7	37.7	37.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	384	2,311	7,042
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$104,723	\$87,576	\$85,616
Average House Value	\$261,111	\$201,050	\$201,782

* Demographic data derived from 2020 ACS - US Census