

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$198,500
Available SF:	± 92,782 SF
Lot Size:	± 2.13 Acres
Price Per Foot:	\$2.14
Zoning:	C-3

PROPERTY OVERVIEW

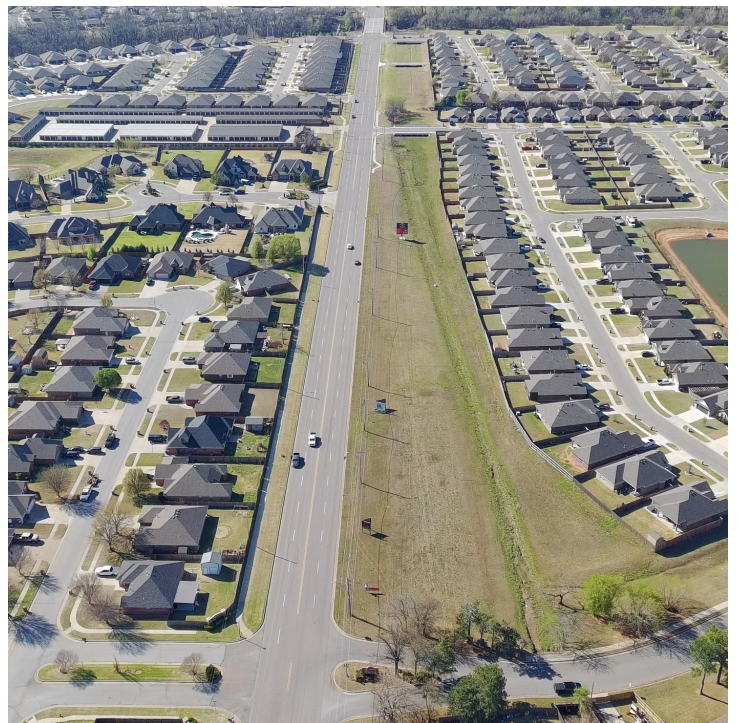
A well-positioned commercial parcel offering exceptional development flexibility at an attractive basis. Located on S. Morgan Road between SW 15th and SW 29th Streets, this ± 2.130-acre site is zoned C-3 and comes equipped with existing drawings for a ± 6,000 SF retail or office building with ample parking — giving a developer a meaningful head start. C-3 zoning opens the door to a broad range of commercial uses, making this an ideal opportunity for retailers, medical users, professional office tenants, or investors seeking a shovel-ready site.

PROPERTY HIGHLIGHTS

- Established Corridor — Located on S. Morgan Road between SW 15th and SW 29th Streets, positioned within a well-traveled OKC commercial corridor with convenient access and continued residential development.
- Development-Ready — Existing site drawings in place for a +/- 6,000 SF retail or office building with ample parking, providing a meaningful head start toward construction.
- Flexible C-3 Zoning — A wide range of permitted commercial uses makes this site well-suited for retailers, medical users, professional office tenants, and more.
- Attractive Land Basis — 2.130 acres priced at \$2.14/SF, representing a compelling value for owner-users and investors alike.

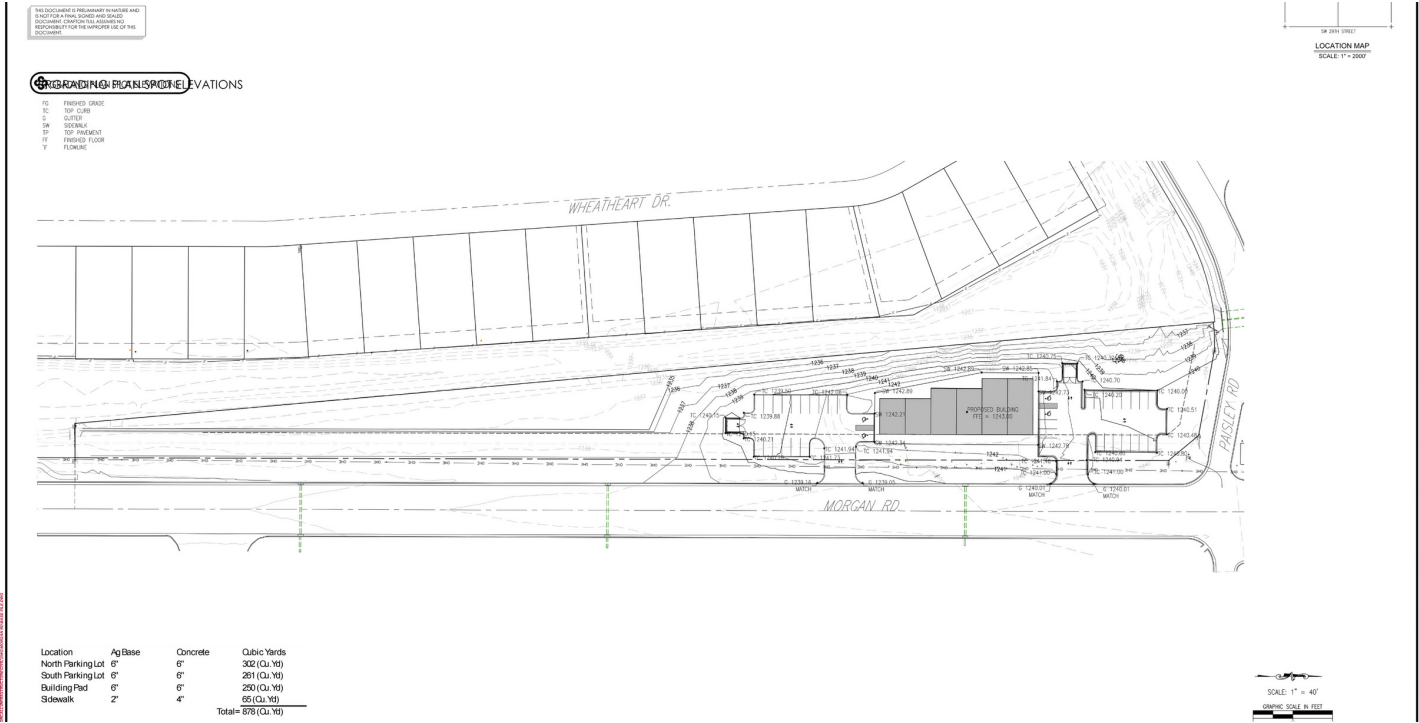
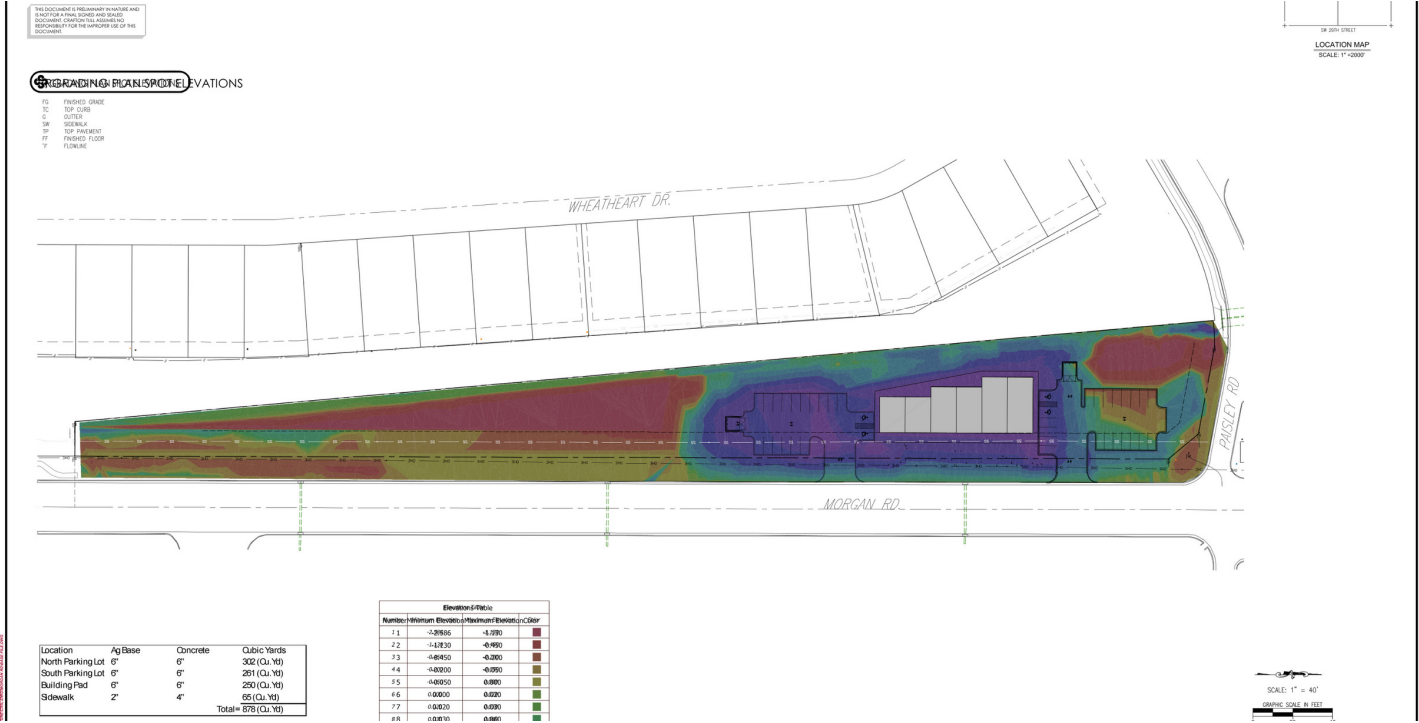
mitch@creekcre.com
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MITCH HAMMACK

ADDITIONAL PHOTOS



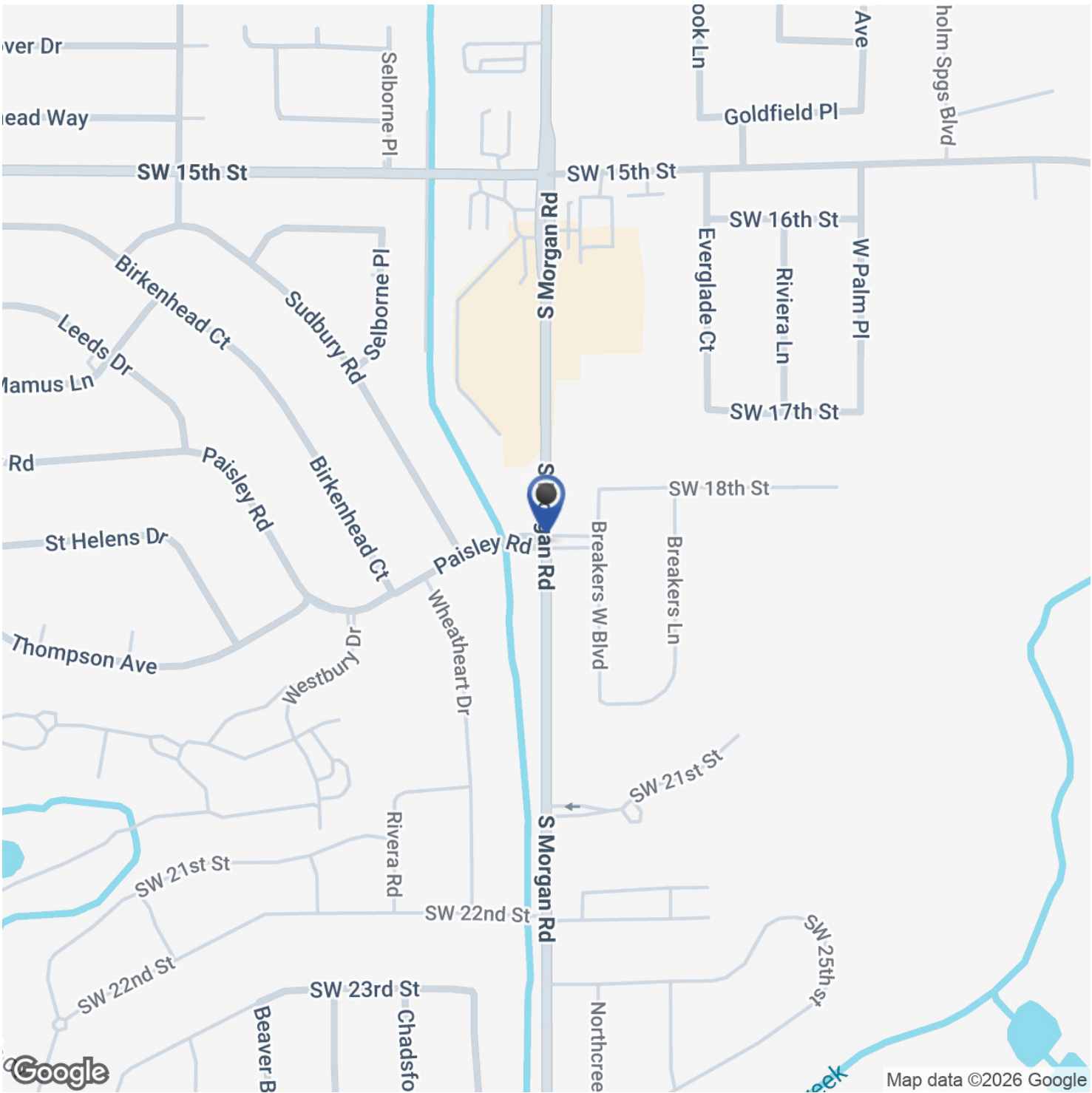
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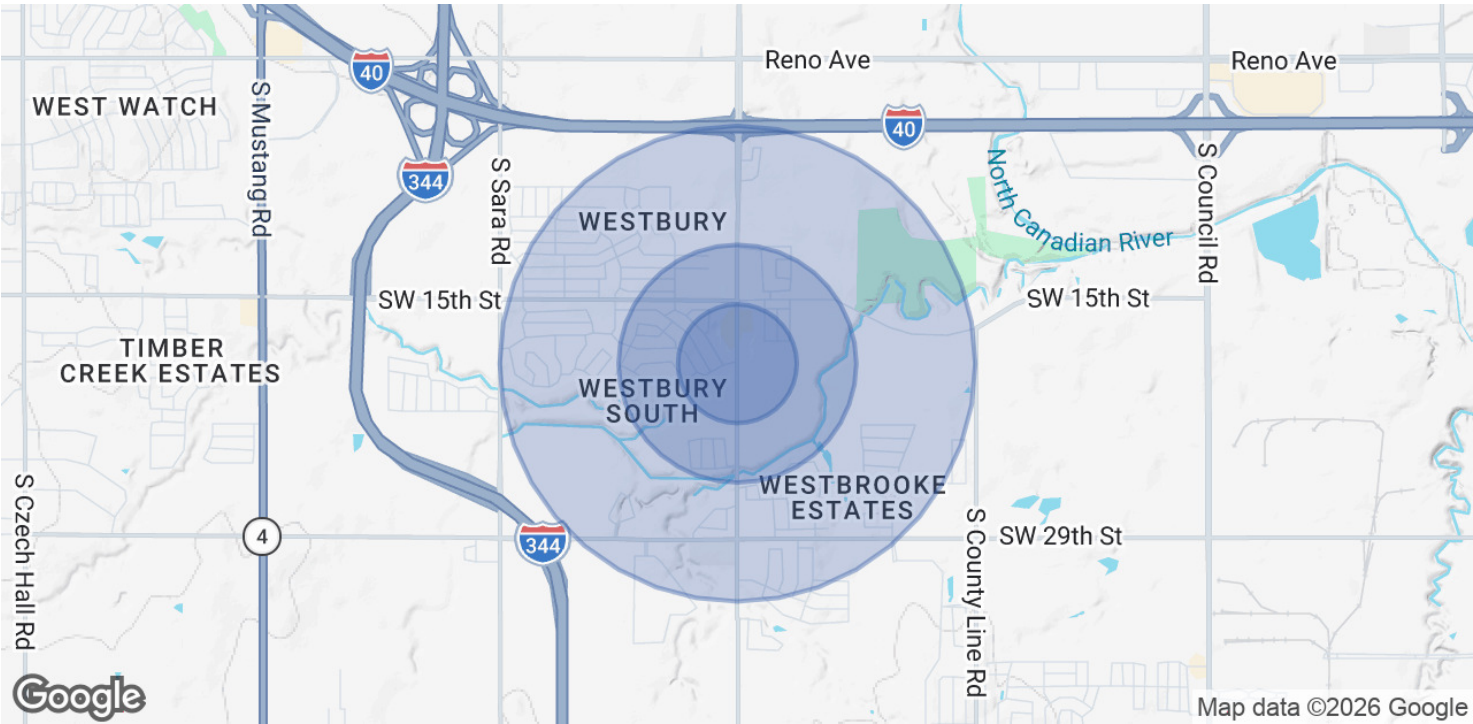
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	729	2,756	9,073
Average Age	36.1	34.9	34.0
Average Age (Male)	40.4	38.3	36.5
Average Age (Female)	33.8	33.7	33.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	232	907	3,075
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$131,340	\$123,138	\$116,183
Average House Value	\$283,543	\$284,642	\$301,962

2023 American Community Survey (ACS)

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RETAILER MAP

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