

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$297,000
Available SF:	215,622
Lot Size:	4.95 Acres
Price / Acre:	\$60,000
Zoning:	C-3

PROPERTY OVERVIEW

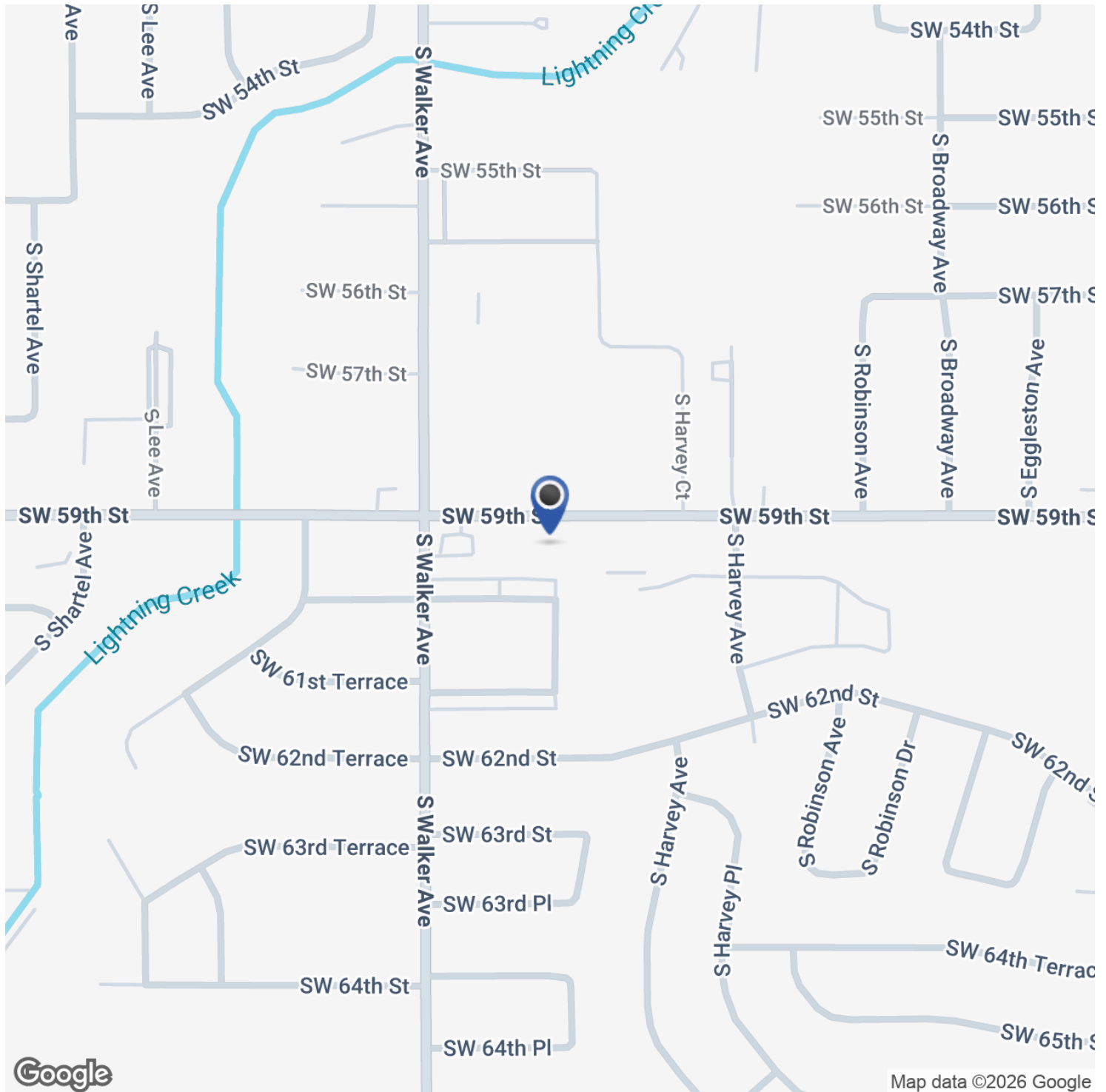
Investment opportunity: Zoned C-3 property at 432 SW 59th St, Oklahoma City, OK, 73109. Ideal for land or LIHTC investment in the Oklahoma City area

PROPERTY HIGHLIGHTS

- Zoned C-3
- Ideal for land investment
- Prime commercial property
- Strategic location
- Abundant development potential

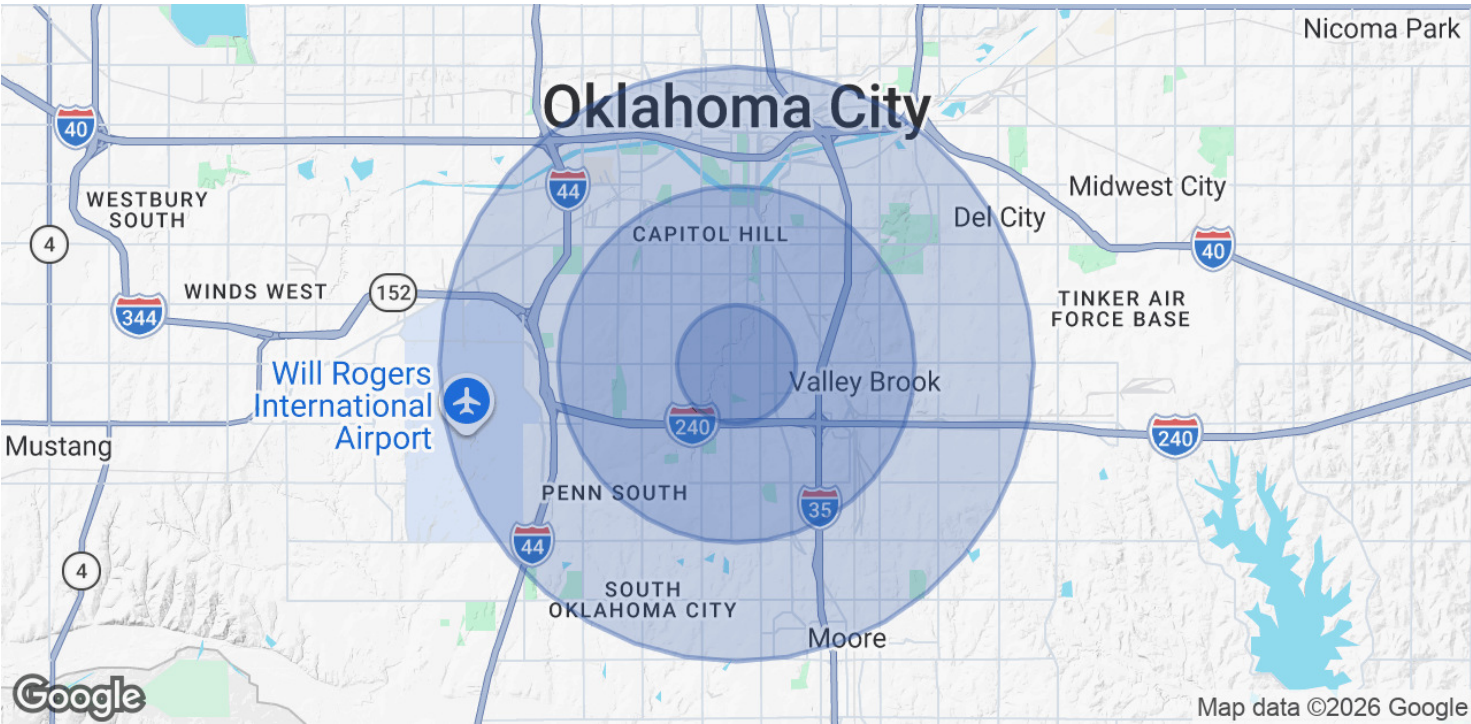
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,247	106,935	228,732
Average Age	36	35	37
Average Age (Male)	36	35	36
Average Age (Female)	37	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,443	38,838	85,604
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$50,092	\$57,174	\$67,223
Average House Value	\$135,028	\$150,829	\$182,269

2020 American Community Survey (ACS)

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RETAILER MAP



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