

Commercial Land On Memorial Road Corridor | 4.72 Acres +/-

For Sale

SW/C Memorial Rd & Blackwelder Ave, Oklahoma City, OK 73134



Sale Price: \$3,300,000

Ev Ernst

ernst@creekpe.com
405.843.7474

Veronica Baker

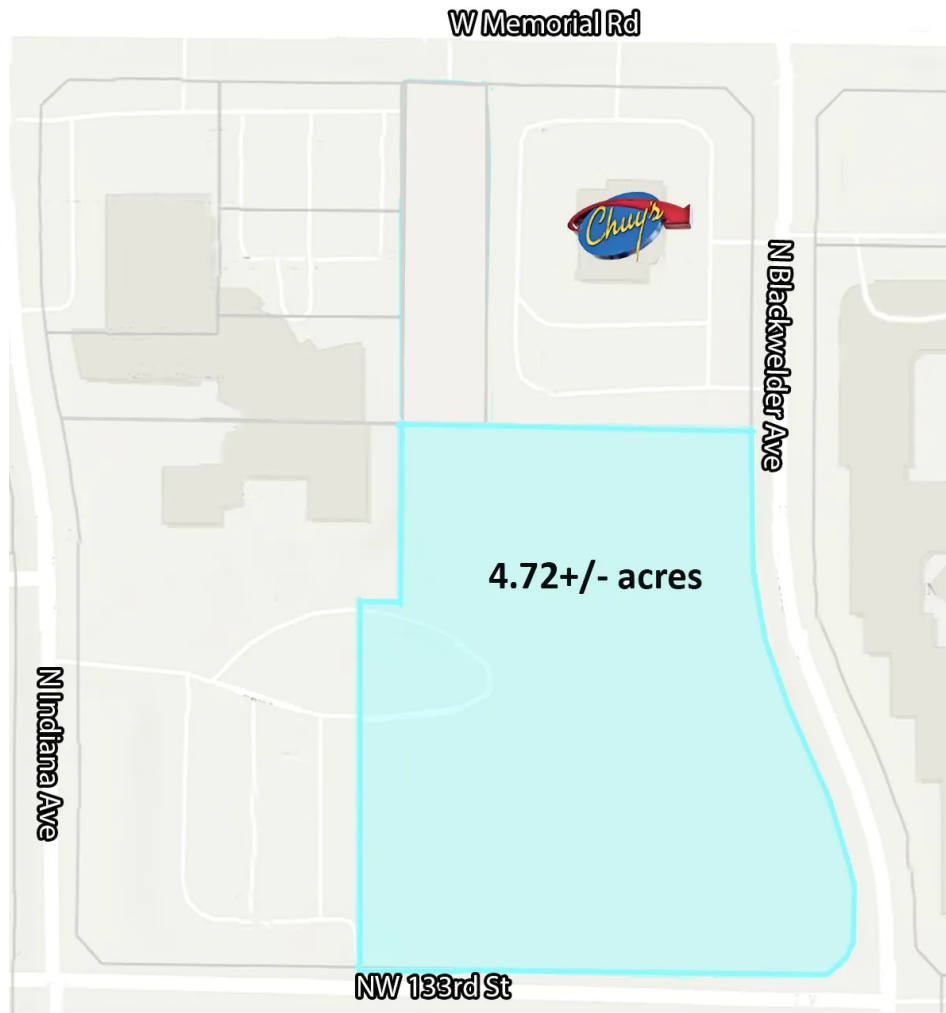
vbaker@creekpe.com
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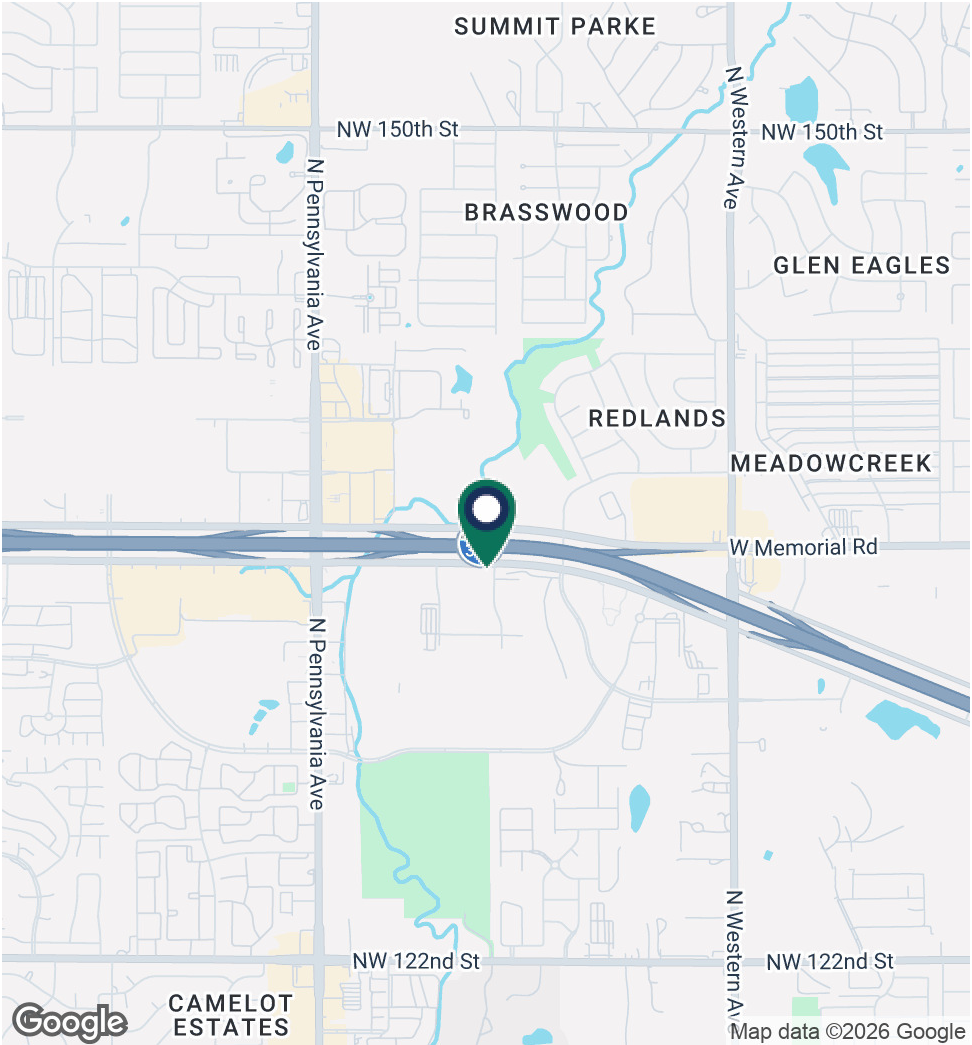
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Building Name	Commercial Land on Memorial Road Corridor 4.72 Acres +/-
Property Type	Land
Property Subtype	Retail
Lot Size	4.72 Acres
Number of Lots	1
Price:	\$3,300,000

Ideally situated just west of the highly popular Chisholm Creek development and directly adjacent to Chuy's Tex-Mex Restaurant, this pad site sits at the heart of a thriving, established retail hub. The immediate trade area is anchored by national and regional retailers including Target, Costco, Lowe's, Best Buy, Home Depot, Barnes & Noble, Ross, Old Navy, Ulta, Sam's Club, Walmart, DSW, David's Bridal, Marshalls, Carvana, Public Storage, and Quail Springs Mall (anchored by Dillard's, JCPenney, H&M, AMC, and Von Maur). The site also borders the Argon Apartments, providing built-in rooftop density.

This site offers a developer or investor an exceptional opportunity to capture consumer traffic from one of north Oklahoma City's premier retail corridors, with immediate access to the John Kilpatrick Turnpike and close proximity to affluent communities including Edmond, The Village, and Nichols Hills.



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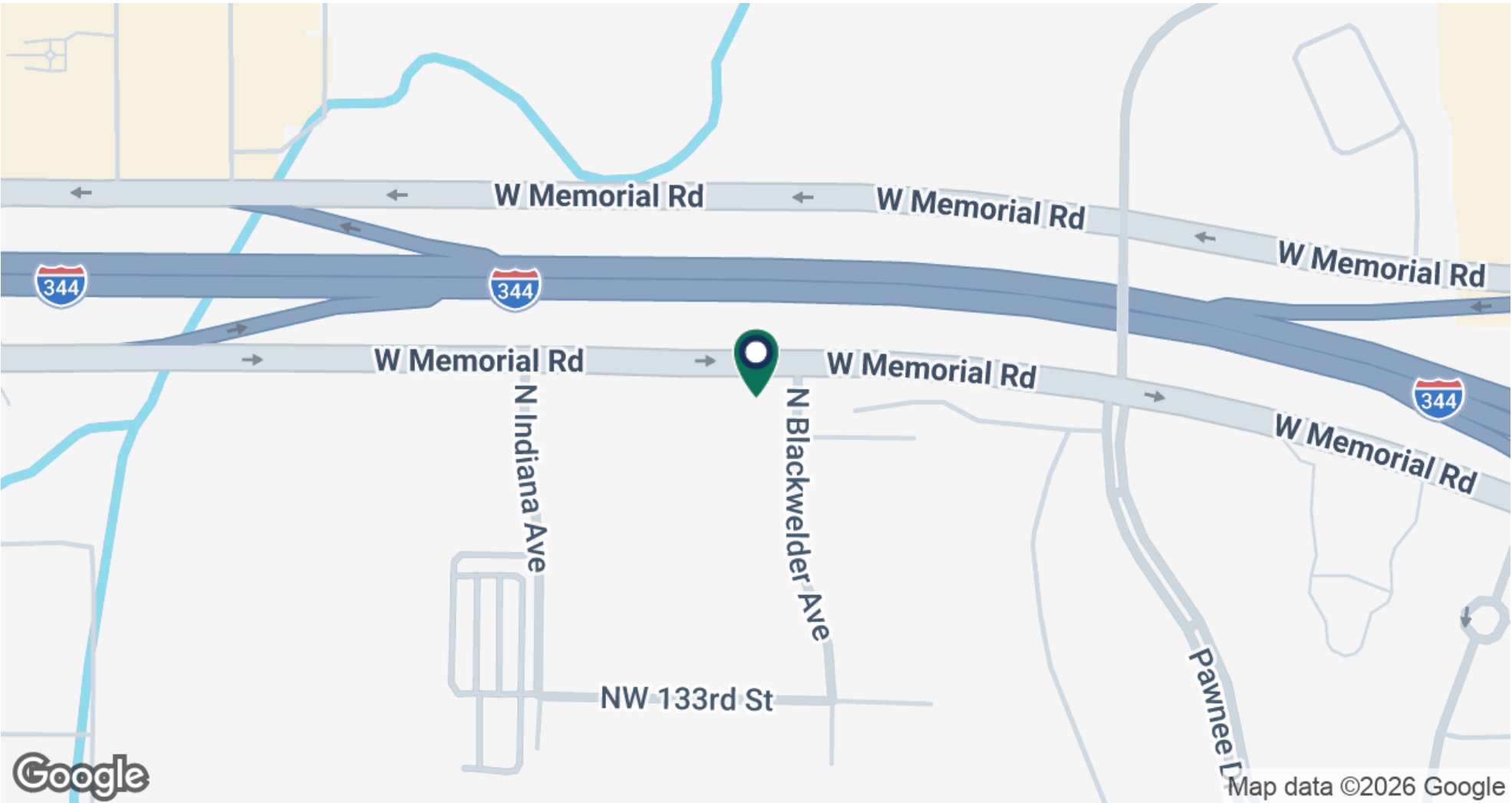
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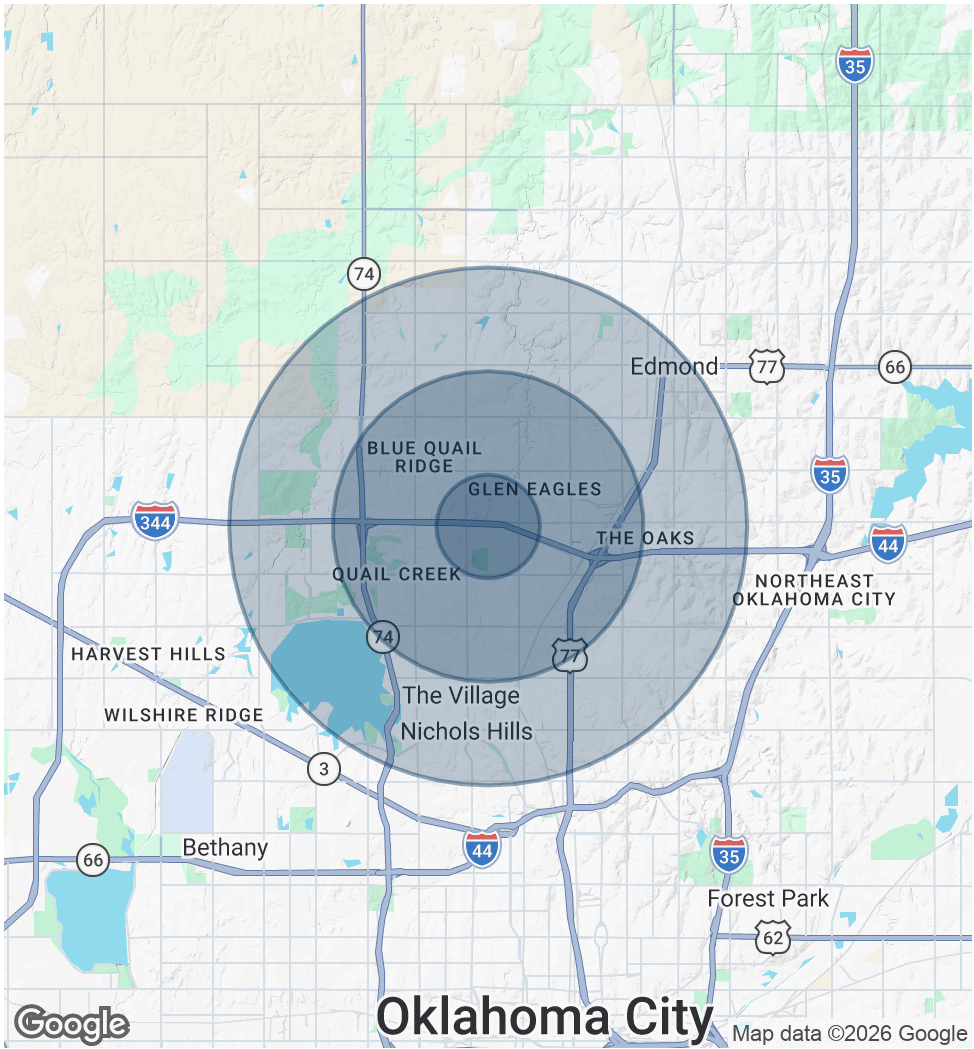
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,010	76,037	179,779
Average Age	32.3	36.4	37.1
Average Age (Male)	32.3	34.9	36.0
Average Age (Female)	35.6	39.1	39.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,800	33,981	77,391
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$77,400	\$99,741	\$112,498
Average House Value	\$240,292	\$285,903	\$316,830

2023 American Community Survey (ACS)

09082026



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