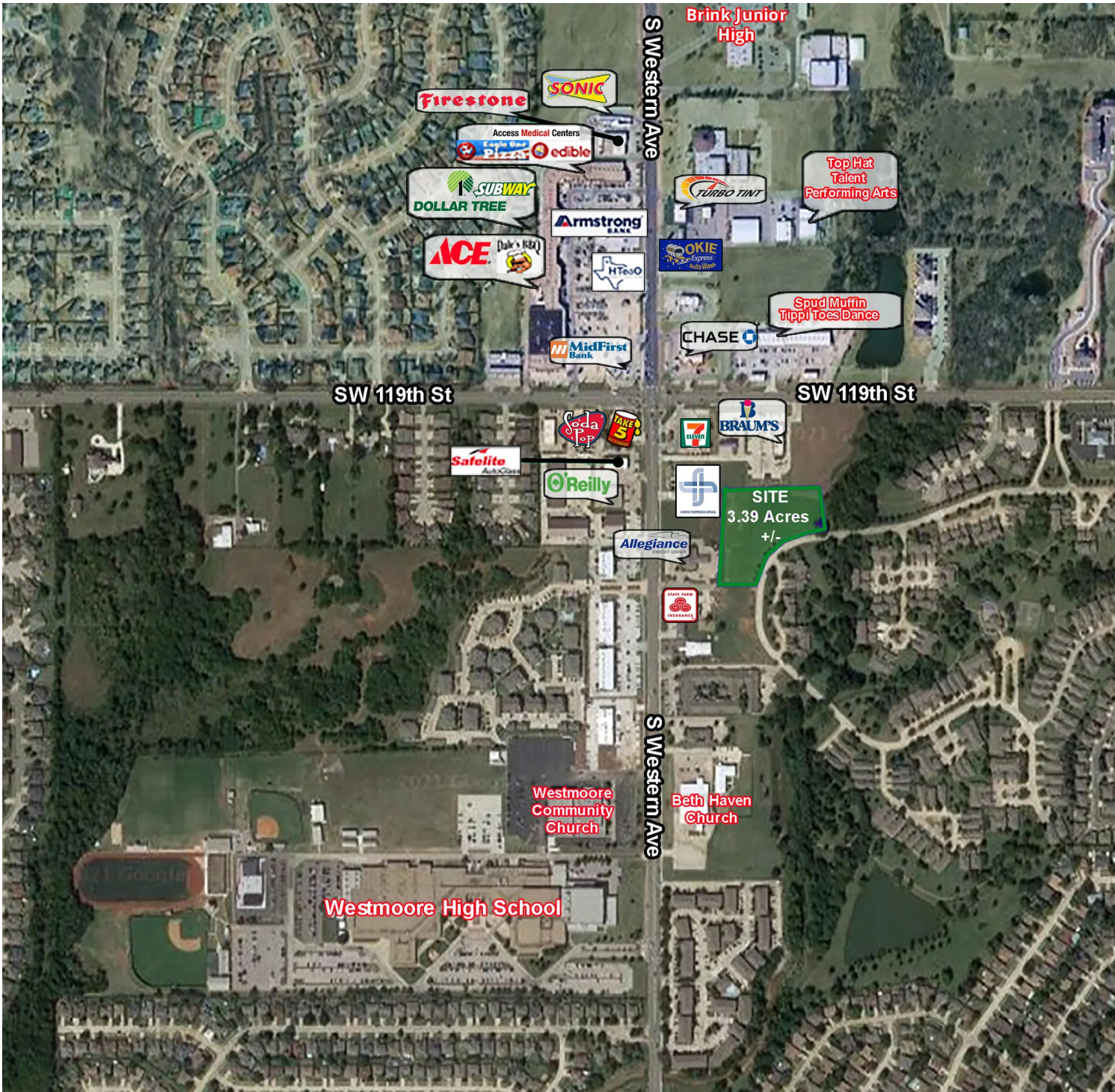
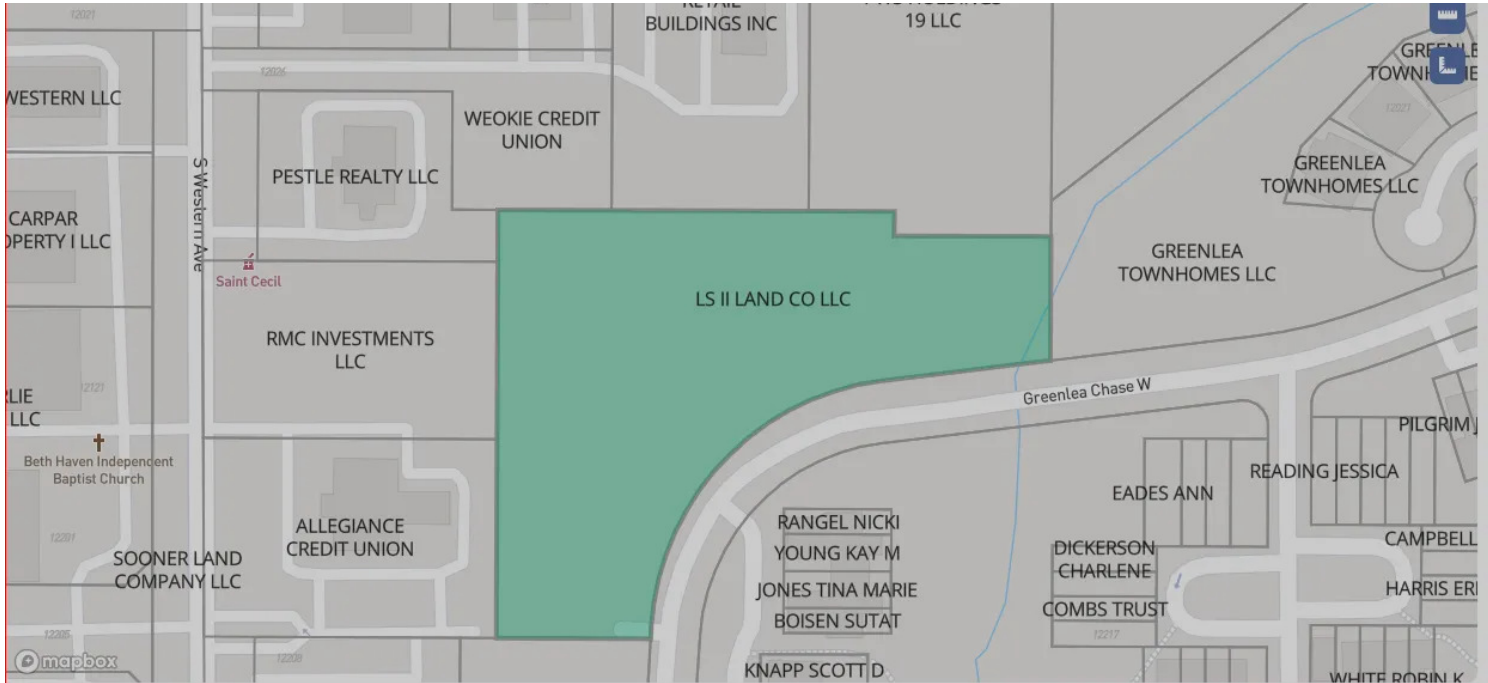




SALE PRICE: \$718,000

405.826.6416
cbrown@creekpe.com

Executive Summary



Details

Sale Price:	\$718,000
Lot Size:	3.39 Acres
Cross Streets:	SW 119th and S. Western Avenue
Submarket:	SW

Highlights

- In Oklahoma City limits
- Utilities readily available
- Excellent Retail and Service backup
- Numerous uses under C-3 Zoning
- Great adjacent residential

Overview

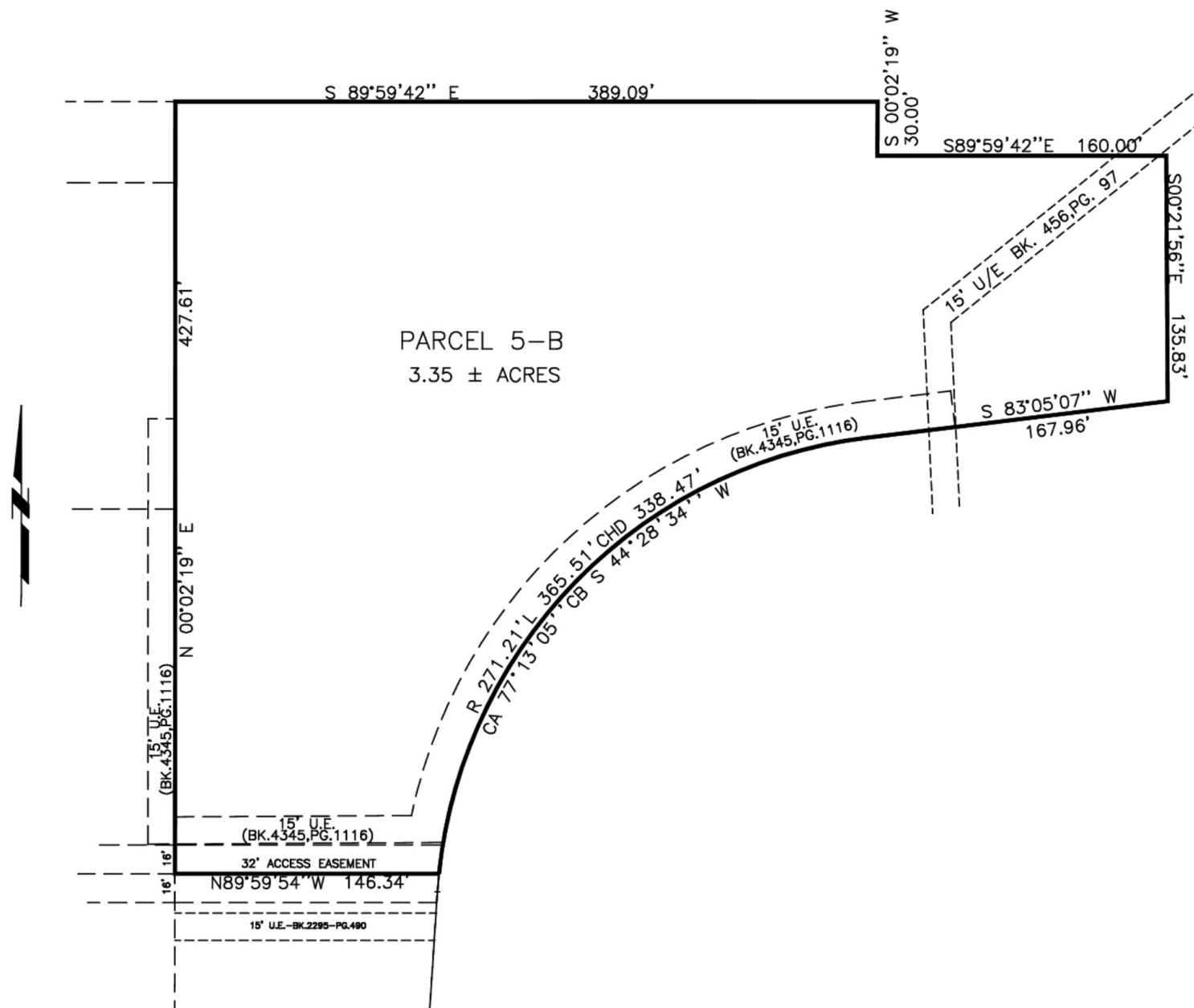
Ideal location for Medical Care or Residential Rental properties. Near excellent retail, medical and banking.

Retailers In Immediate Area:

- Braums
- Ace Hardware
- 7-11
- Take 5
- O'Reilly
- Dollar Tree

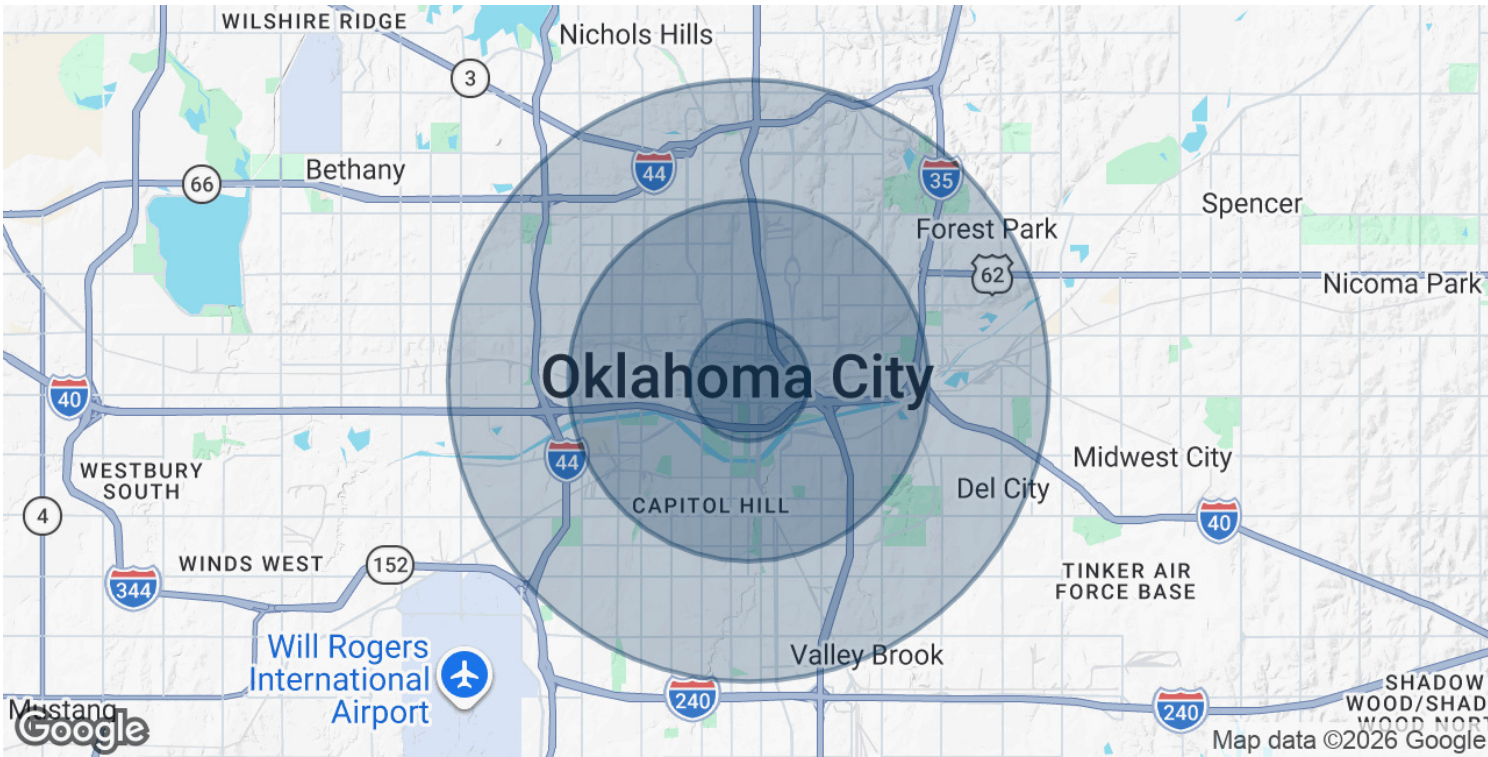
CORDELL C. BROWN, CCIM, CIPS
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Parcel layout



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	7,233	77,398	217,763
Average Age	33.1	32.4	33.2
Average Age (Male)	34.5	32.9	32.6
Average Age (Female)	31.9	32.6	34.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,115	35,307	95,264
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$72,225	\$51,842	\$49,097
Average House Value	\$159,352	\$129,837	\$111,029

2020 American Community Survey (ACS)

10292026

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