

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$675,000
Available SF:	372,097 SF
Lot Size:	8.54 Acres
Price / Acre:	\$79,040
Zoning:	Residential (R-2)

PROPERTY OVERVIEW

Directly north of Cash Saver and KC Storage, this residential lot can be developed for a variety of uses. Within close proximity to the corner of NW 23rd and Rockwell, this lot has easy accessibility. The adjacent lot with frontage on to Rockwell can be purchased as well.

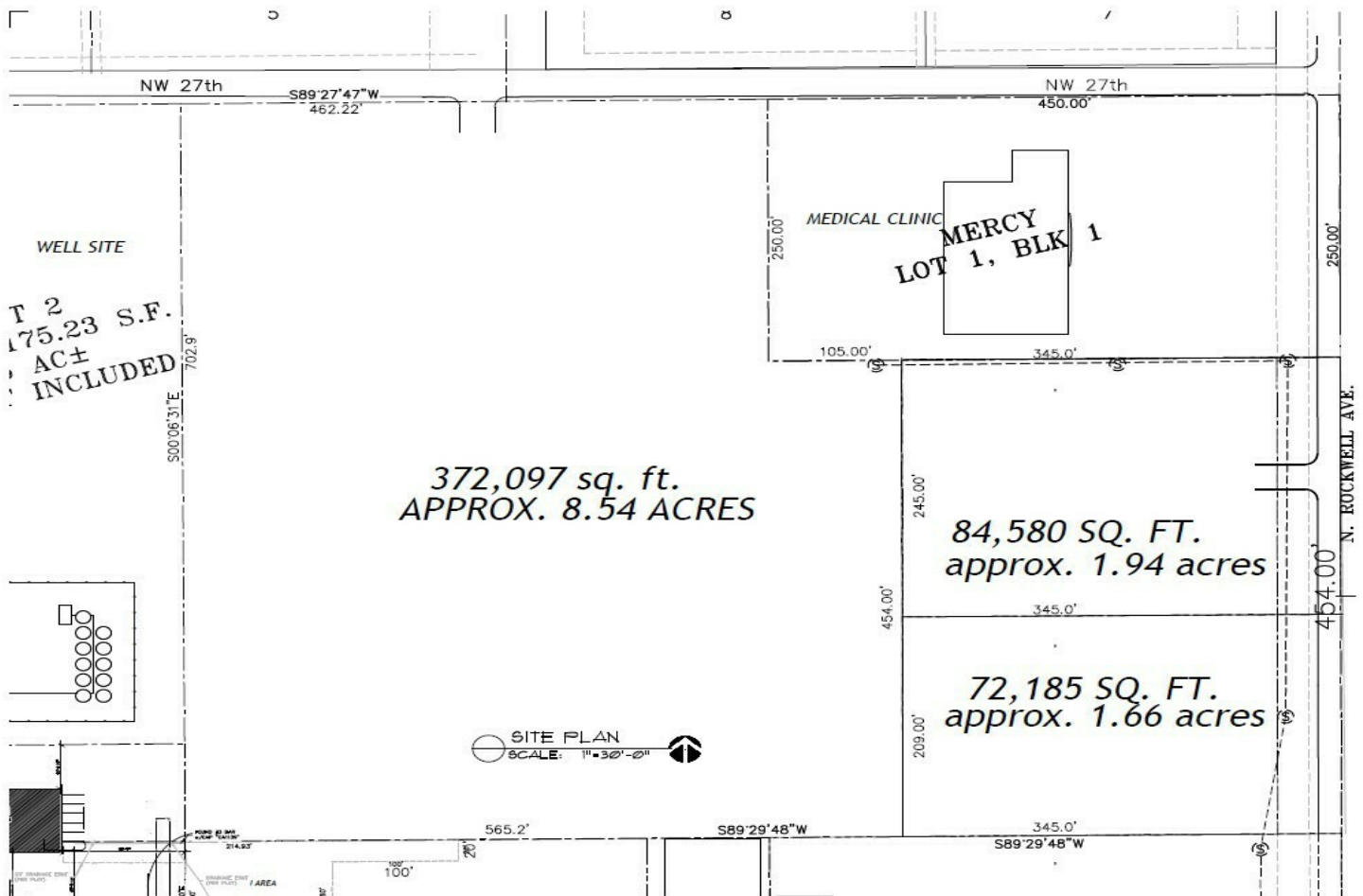
PROPERTY HIGHLIGHTS

- Zoned R-2
- Close proximity to the corner of Rockwell and 23rd
- Minimal site work needed

ethan@creekcre.com
405.830.0252
ETHAN SLAVIN

aj@creekcre.com
630.843.1989
AJ TOLBERT

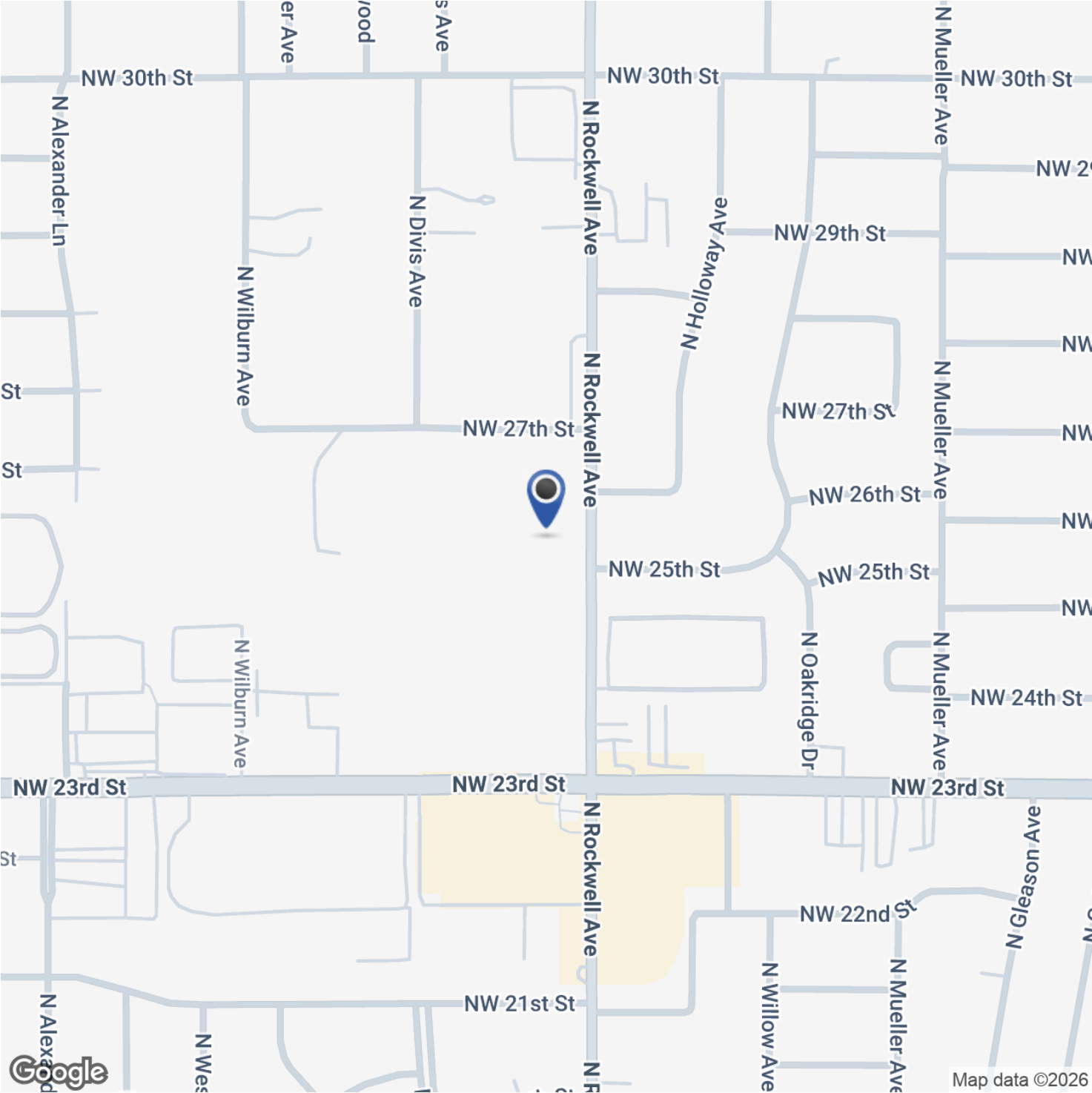
ADDITIONAL PHOTOS



ethan@creekcre.com
405.830.0252
ETHAN SLAVIN

aj@creekcre.com
630.843.1989
AJ TOLBERT

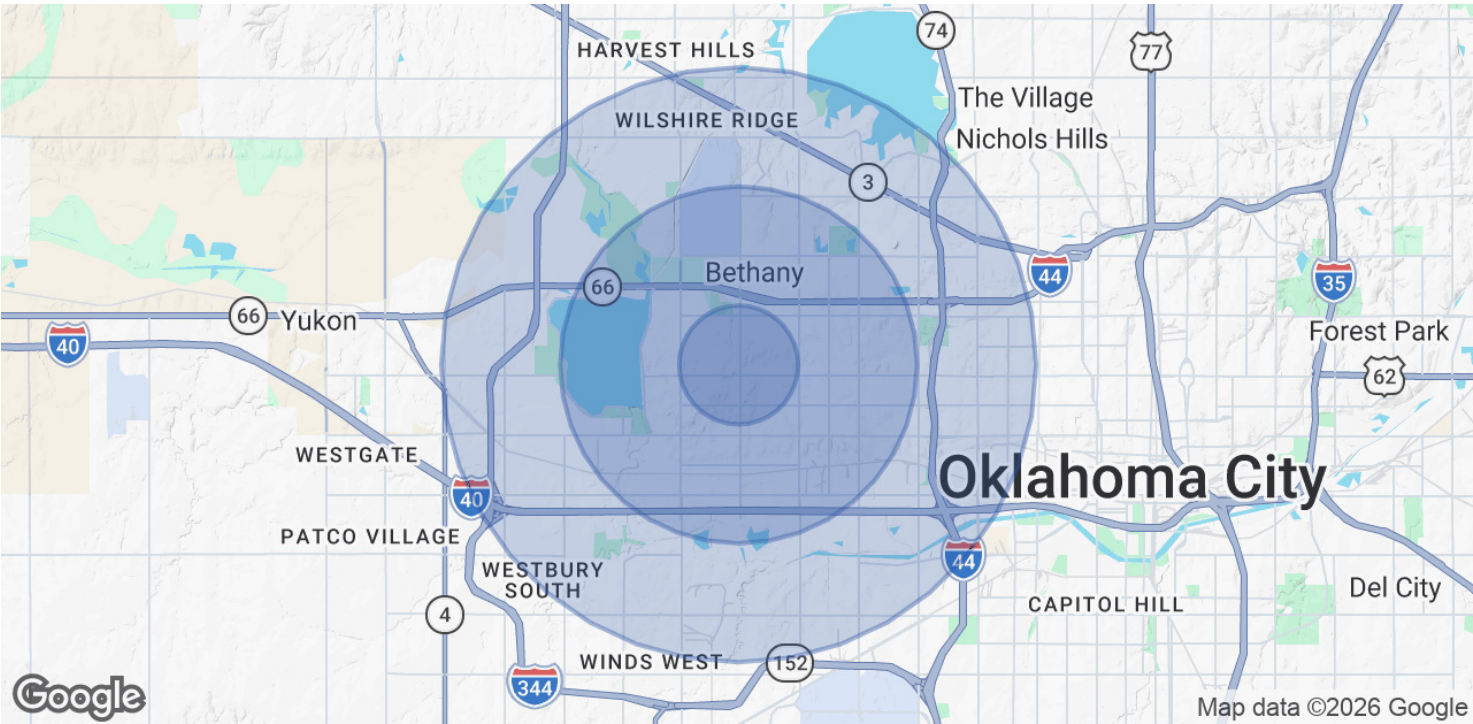
LOCATION MAP



ethan@creekcre.com
405.830.0252
ETHAN SLAVIN

aj@creekcre.com
630.843.1989
AJ TOLBERT

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,691	74,148	166,514
Average Age	37.0	33.8	34.8
Average Age (Male)	35.5	32.4	33.8
Average Age (Female)	37.8	34.7	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,063	32,498	73,312
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$54,384	\$49,354	\$56,348
Average House Value	\$135,835	\$123,502	\$134,721

2020 American Community Survey (ACS)

ethan@creekcre.com
405.830.0252
ETHAN SLAVIN

aj@creekcre.com
630.843.1989
AJ TOLBERT