

LAND FOR SALE

AVAILABLE LOTS 2500 S DOUGLAS

ERICH MASSAD
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Price/Acre:	\$700,000
Price/SF:	\$16.06
Lot 1 Size:	1 Acre
Lot 2 Size:	1 Acre
Zoning:	C3
Submarket:	East Oklahoma County Submarket

PROPERTY OVERVIEW

Discover a prime investment opportunity on Douglas Boulevard right north of I-40. This strategically located property offers two, +/- 1 acre lots at \$16.06 per square foot, zoned C3, with new construction dental clinic (coming soon) directly east. Ideal for Office / Retail investors seeking to capitalize on this thriving area.

PROPERTY HIGHLIGHTS

- \$700,000 / Lot
- Asking: \$16.06 Per Square Foot
- TWO (2) +/- 1 Acre Lots
- Zoned C3
- New Construction Dental Clinic (Coming Soon)
- Traffic Count 26,000 on Douglas

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SITE PLANS



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ADDITIONAL PHOTOS



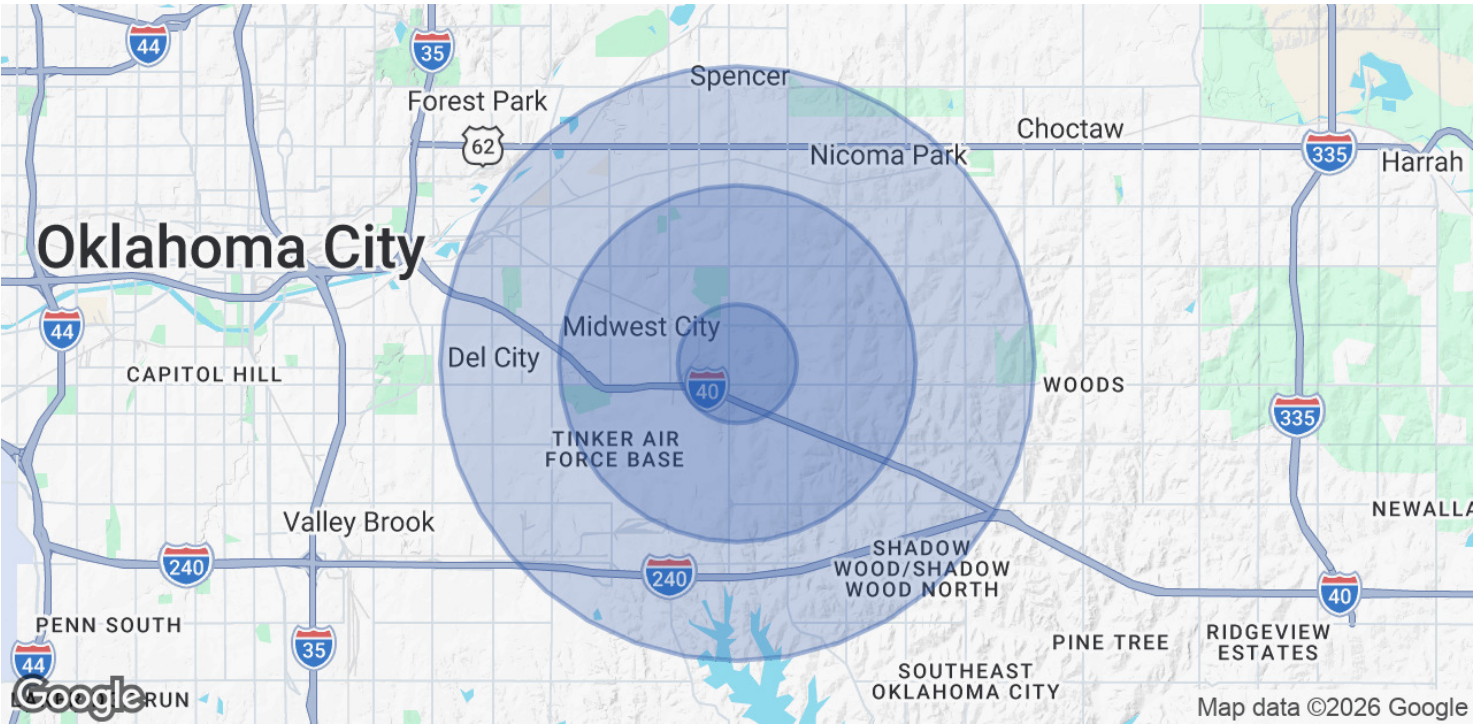
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,433	46,788	103,800
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,720	18,948	41,928
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$86,481	\$76,195	\$75,520
Average House Value	\$232,991	\$194,602	\$191,803

TRAFFIC COUNTS	
26,000	/day
2020 American Community Survey (ACS)	

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