

EXECUTIVE SUMMARY



OFFERING SUMMARY

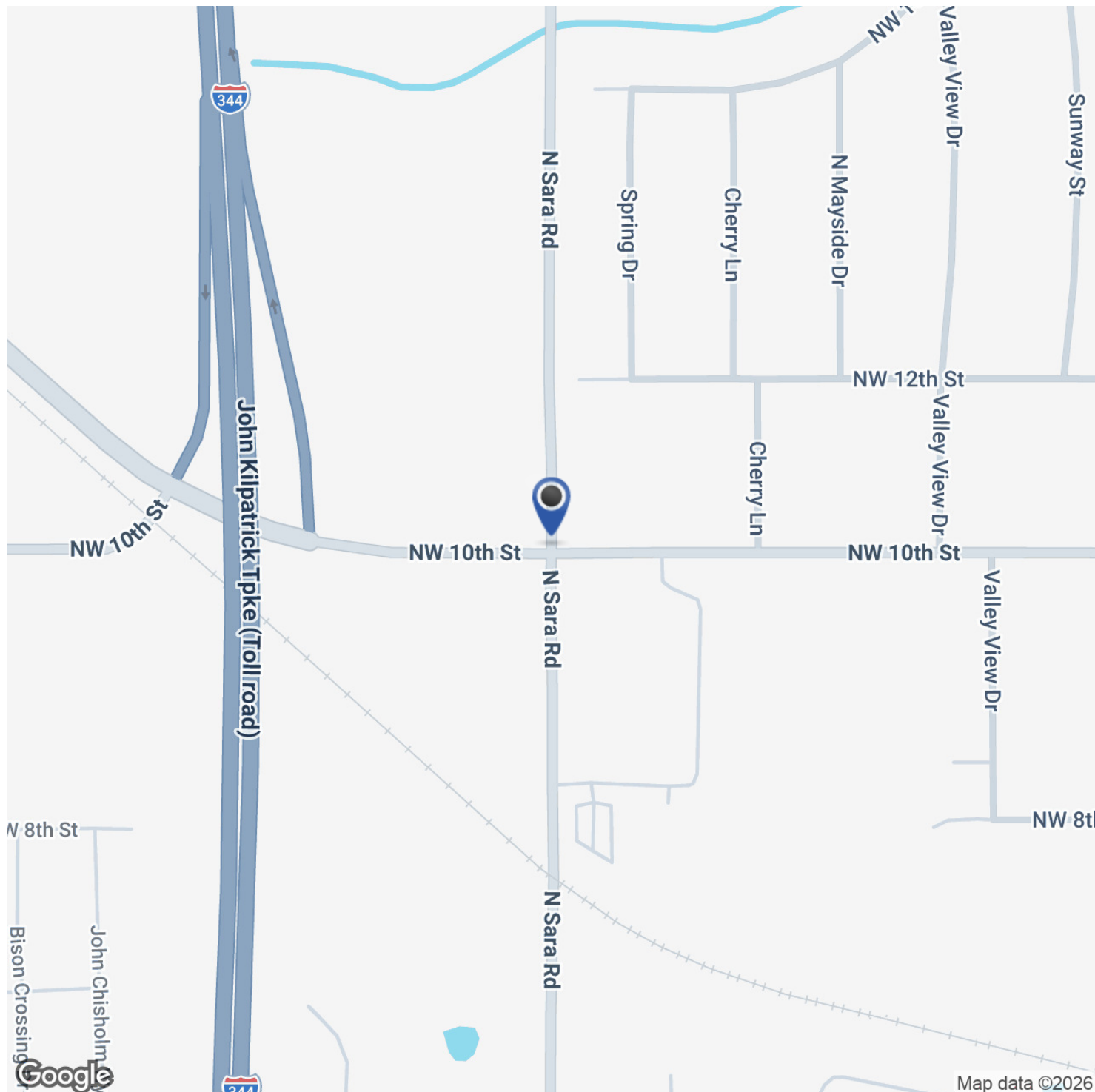
Sale Price:	\$3.50 / SF
Lot Size:	11 Acres
Price / Acre:	\$152,460
Zoning:	C-3
Market:	West OKC
Submarket:	Yukon

PROPERTY OVERVIEW

Exceptional investment opportunity at NW 10th & N. Sara in Oklahoma City. This prime 11 acre property, zoned C-3, offers immense potential for Land / Retail investors. Boasting a strategic location in the heart of the thriving Oklahoma City area, this property presents an ideal canvas for commercial development. With its versatile zoning and strategic positioning, this site is primed for success in a dynamic market. Don't miss the chance to capitalize on the potential of this sought-after location and elevate your investment portfolio.

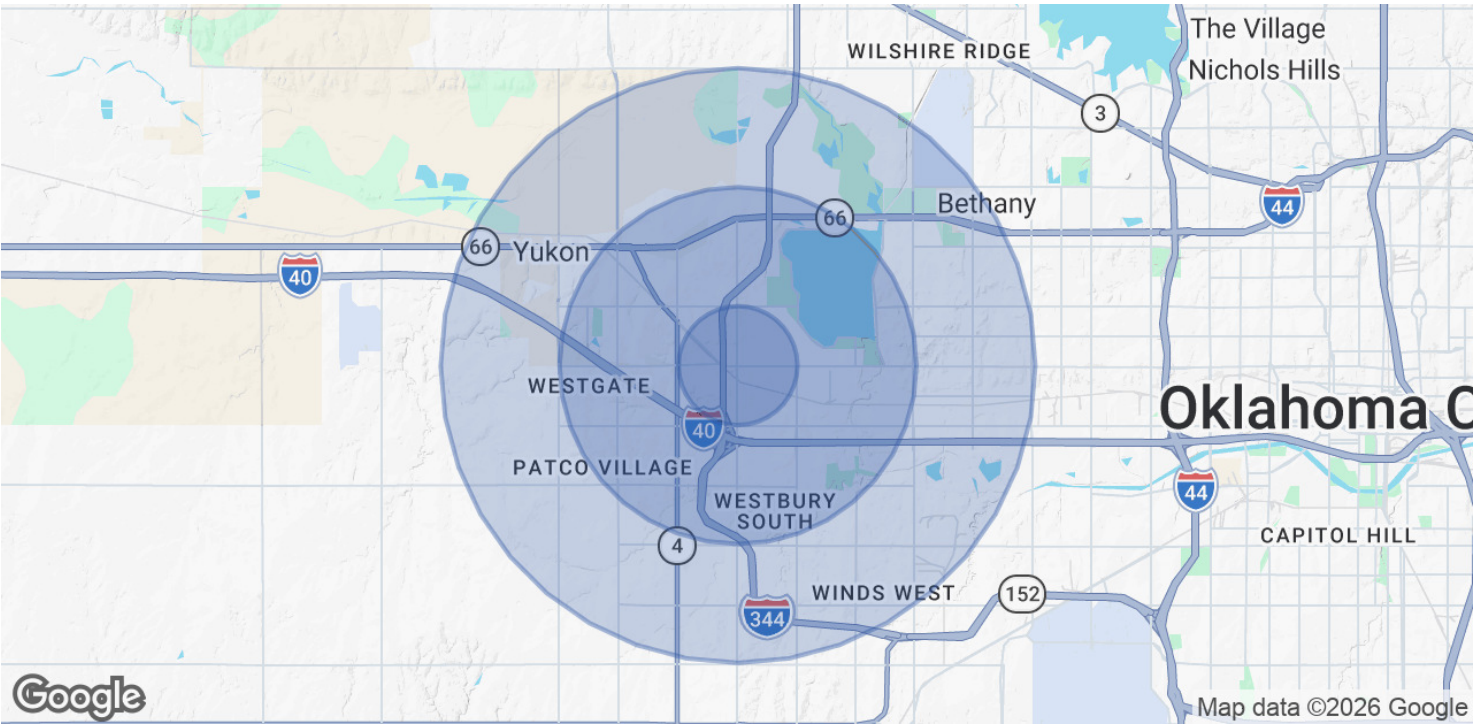
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,703	68,440	125,053
Average Age	35	38	37
Average Age (Male)	34	37	36
Average Age (Female)	35	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,013	26,161	47,500
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$103,354	\$93,813	\$89,953
Average House Value	\$302,939	\$249,216	\$254,814

2020 American Community Survey (ACS)

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