

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|               |           |
|---------------|-----------|
| Sale Price:   | \$495,000 |
| Available AC: | 1.49 AC   |
| Lot Size:     | 64,939 SF |
| Price / SF:   | \$7.62    |
| Year Built:   | 2002      |
| Zoning:       | I-1       |

## PROPERTY OVERVIEW

Located along S Meridian Ave, behind Baller's Grill & China Fu, this parcel of land is on the gateway to Oklahoma City. S Meridian Ave is the main thoroughfare connecting Will Rogers Airport to Downtown OKC. Surrounded by hotels and entertainment, this parcel of land could be developed into a variety of uses.

## PROPERTY HIGHLIGHTS

- Close Proximity to Airport
- I-1 Zoning
- Easy Access
- High Traffic Counts
- Busy Travel Corridor

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## ADDITIONAL PHOTOS



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2035 S MERIDIAN AVE - 1.49 AC ZONED I-1  
2035 S MERIDIAN AVE | OKLAHOMA CITY, OK 73108

## LOCATION MAP

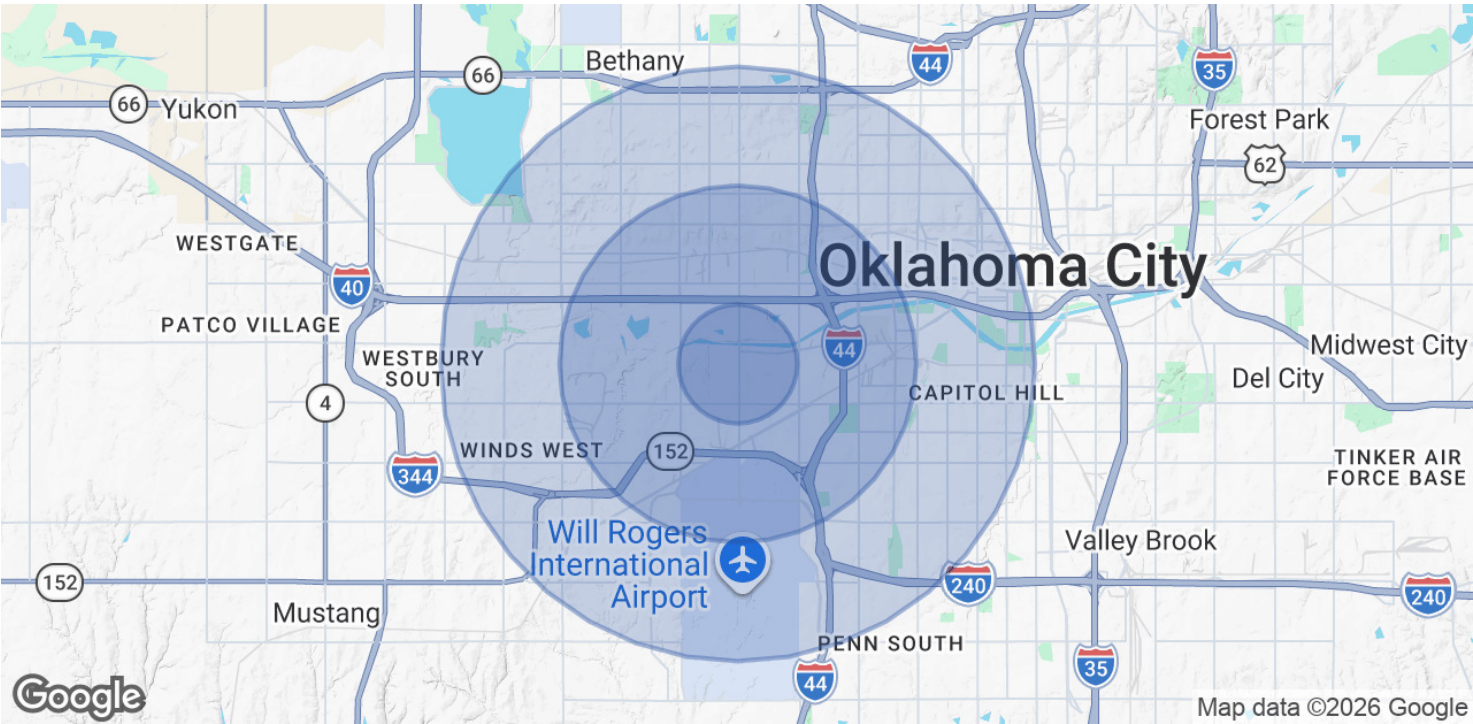


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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,760  | 40,498  | 192,385 |
| Average Age          | 36     | 34      | 36      |
| Average Age (Male)   | 36     | 34      | 35      |
| Average Age (Female) | 37     | 35      | 36      |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total Households    | 1,139    | 14,670    | 71,414    |
| # of Persons per HH | 2.4      | 2.8       | 2.7       |
| Average HH Income   | \$77,449 | \$52,507  | \$65,391  |
| Average House Value | \$99,860 | \$118,087 | \$177,666 |

2020 American Community Survey (ACS)

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