

LAND FOR SALE

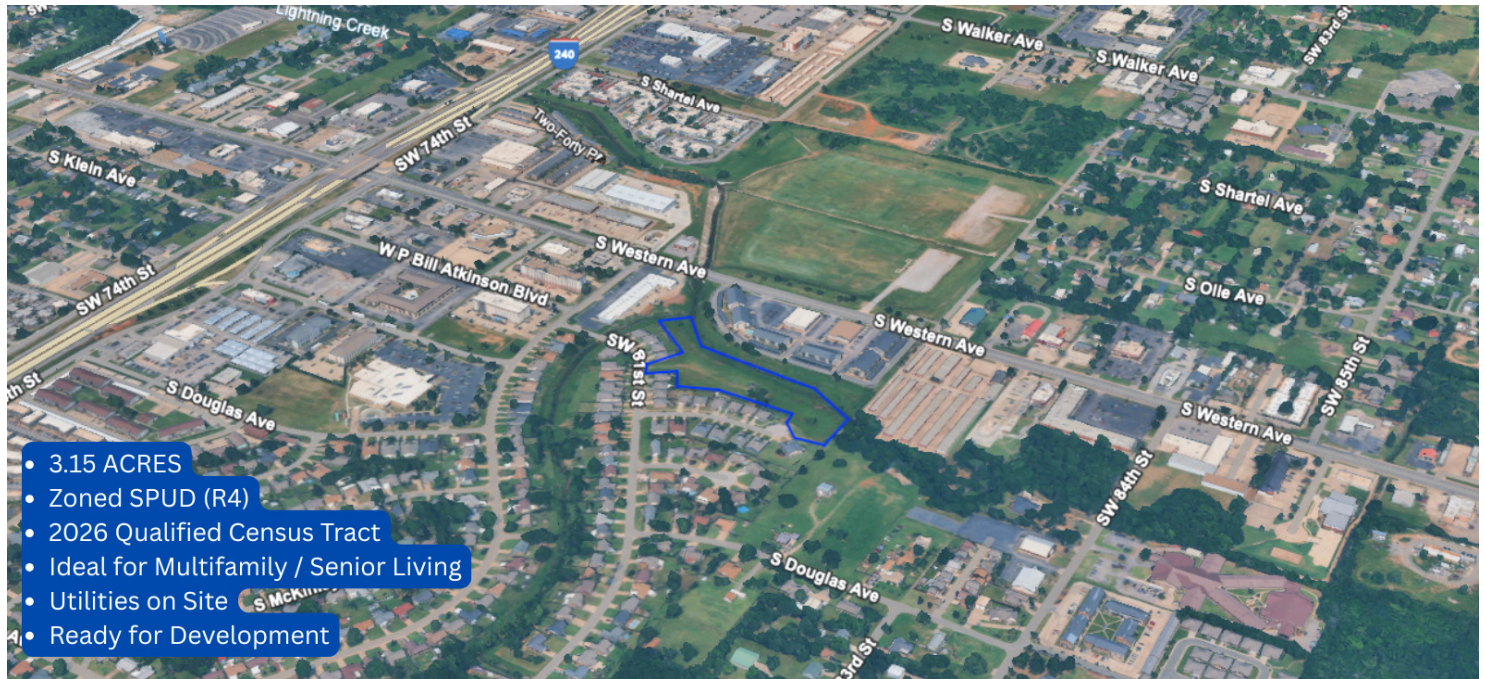
8230 S KLEIN AVE

Oklahoma City, OK 73139

- 3.15 Acres
- Zoned SPUD (R4)
- 2026 Qualified Census Tract
- Ideal for Multifamily / Senior Living
- 5 Minutes from I-240
- Utilities on Site
- Ready for Development

ERICH MASSAD
405.620.5638
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$379,000
Available SF:	137,214 SF
Lot Size:	3.15 Acres
Price / Acre:	\$120,317
Zoning:	SPUD (R4)

PROPERTY OVERVIEW

Investment / Development opportunity at 8230 S Klein Ave in Oklahoma City. This property, zoned SPUD, is primed for multifamily or senior living development. Situated just 5 minutes from I-240, the location offers convenient access to major transportation routes. With utilities already on site, it's prepared for seamless development.

PROPERTY HIGHLIGHTS

- Zoned SPUD (R4)
- 2026 Qualified Census Tract
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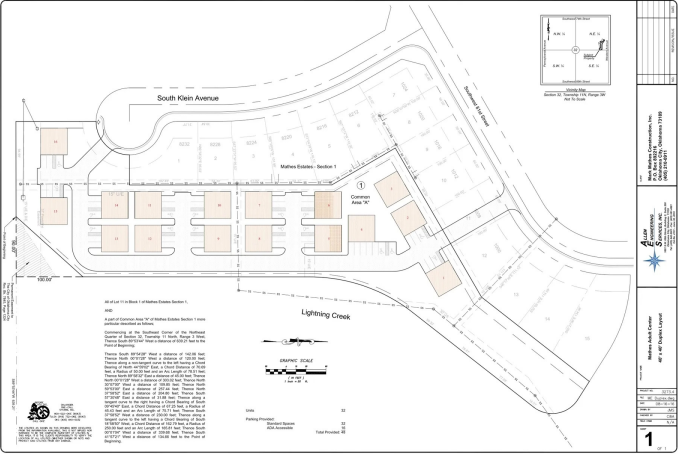
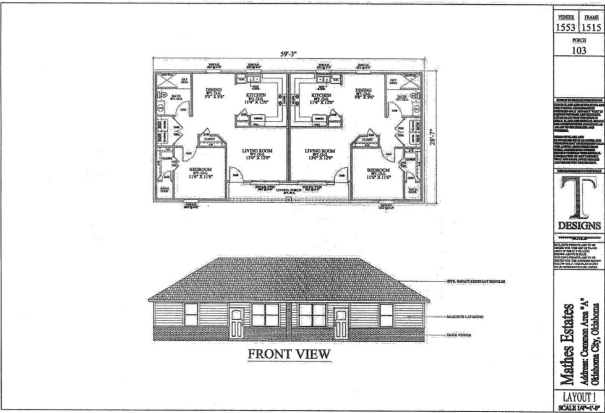
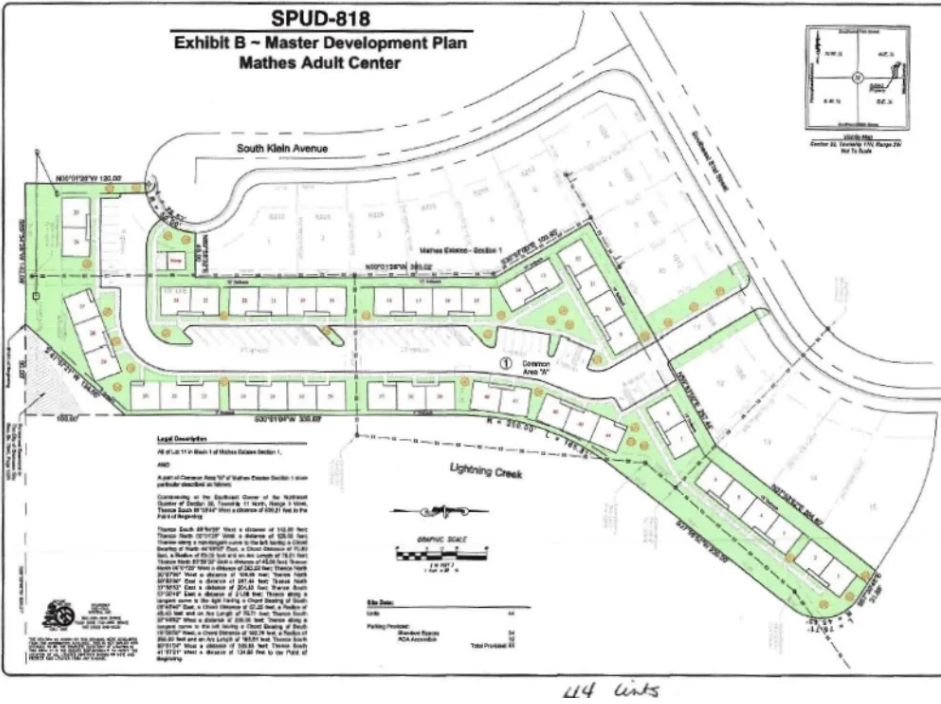
8230 S KLEIN AVE
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ADDITIONAL PHOTOS

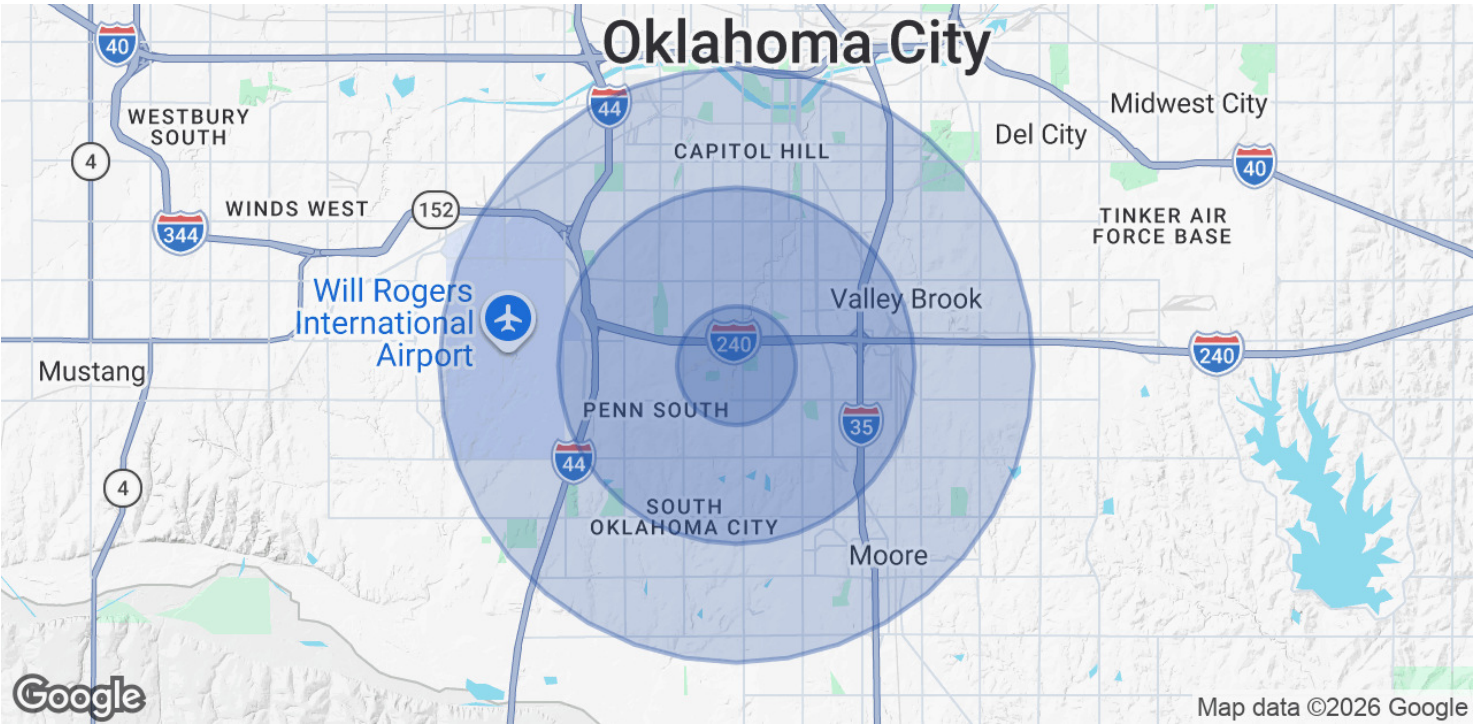


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SITE PLANS (PREVIOUS DEVELOPER)



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,389	110,996	214,924
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,728	41,984	78,704
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$58,541	\$66,191	\$70,154
Average House Value	\$175,798	\$174,311	\$180,128

2020 American Community Survey (ACS)

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RETAILER MAP / TRAFFIC COUNT



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