

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	± 3.45 Acres
Price / Acre:	\$259,420
Zoning:	PUD - 1525 (C-3)

PROPERTY OVERVIEW

This ±3.45-acre site is located in South OKC and is conveniently adjacent to other major retailers. With a SPUD in place, the site offers the flexibility of C-3 zoning. The lot has been cleared, and the seller has also provided the retention pond, streamlining the development process and reducing infrastructure costs. The site is also available for built-to-suit opportunities.

PROPERTY HIGHLIGHTS

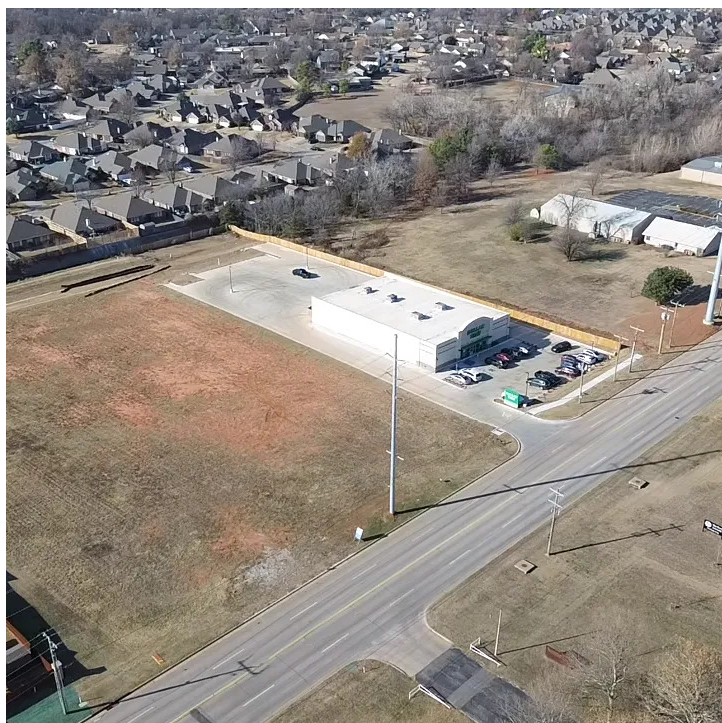
- Seller will Build-To-Suit
- Adjacent to other Major Retailers
- ± 295 ft. of Frontage on South Pennsylvania Ave
- Retention Provided & Ready for Development

mitch@creekcre.com
405.312.2512
MITCH HAMMACK

3.45 ACRES MOL - RETAIL, OFFICE, OR BTS
12327 SOUTH PENNSYLVANIA AVENUE | OKLAHOMA CITY, OK 73170

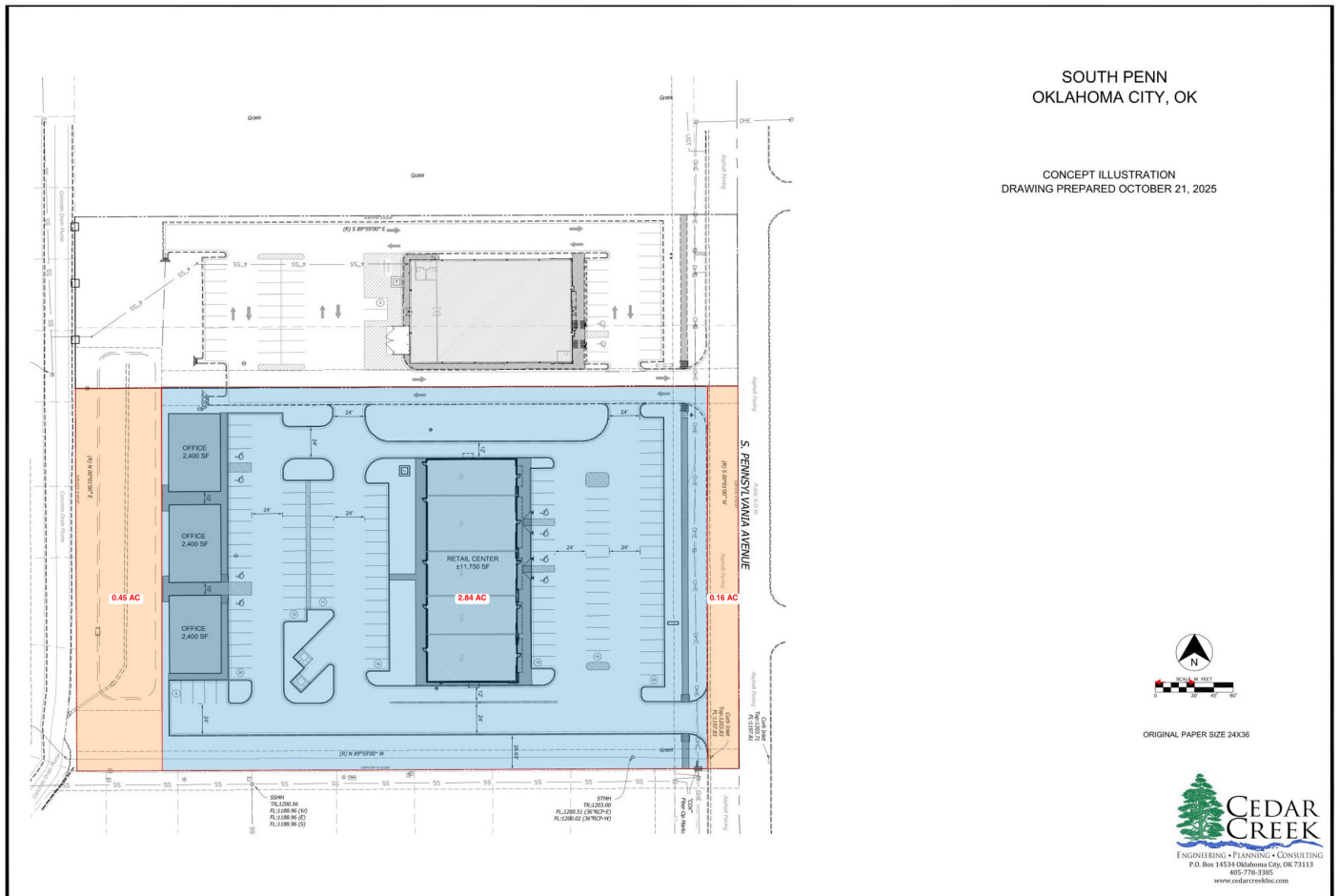


ADDITIONAL PHOTOS



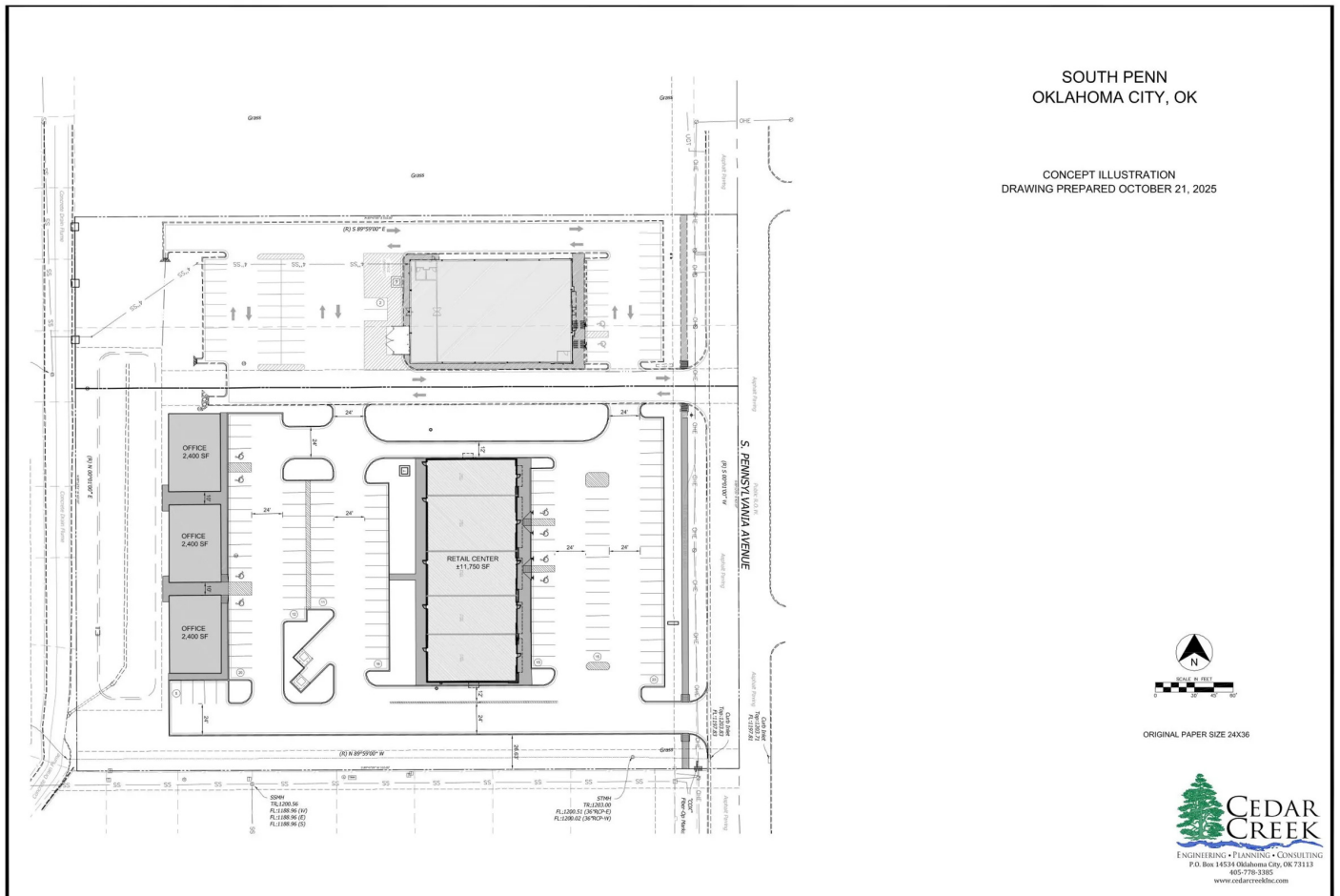
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SITE PLANS



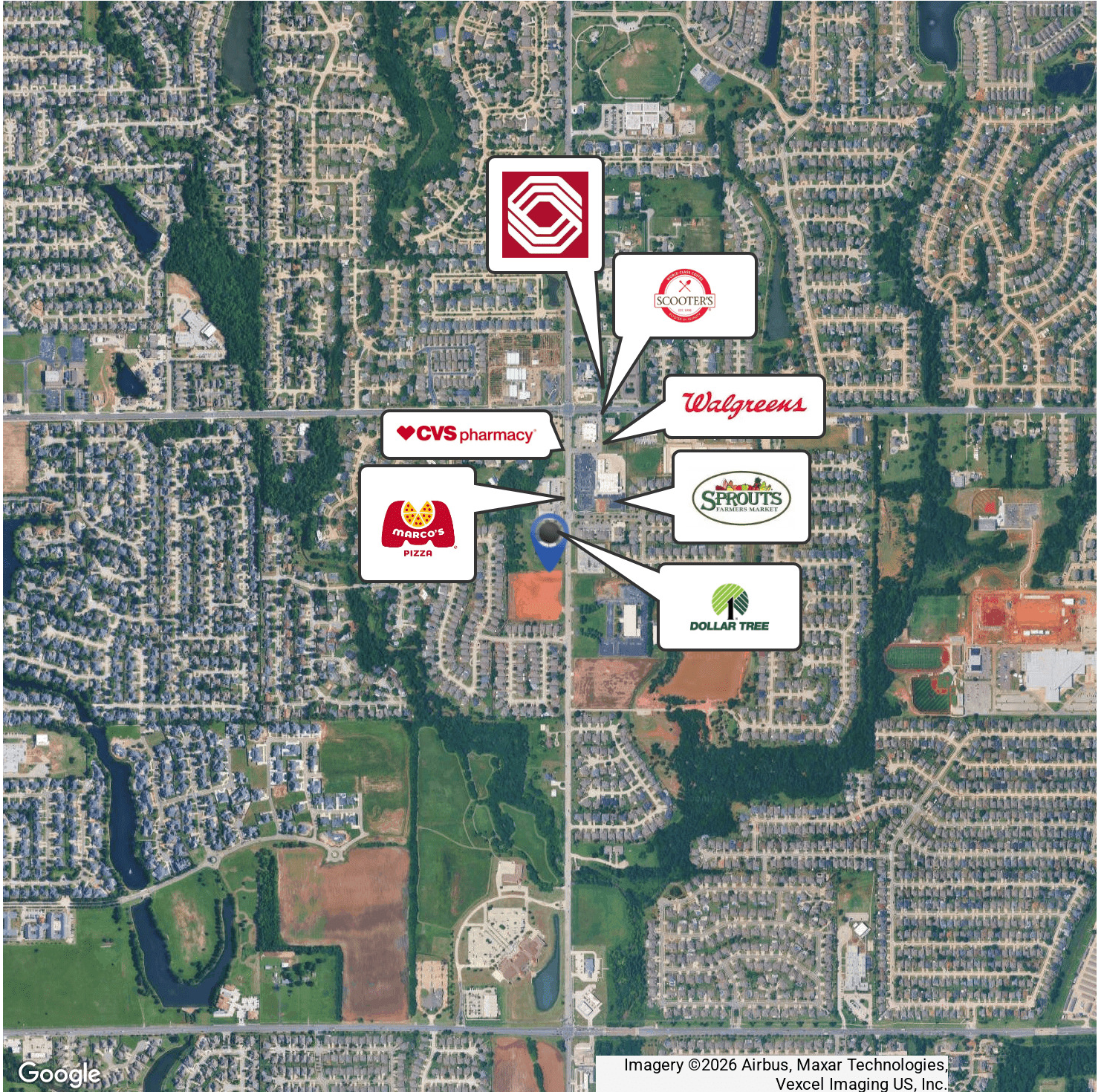
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RETAILER MAP



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