

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$120,000
Lot Size:	3.05 Acres
Price / Acre:	\$39,344
Zoning:	C2
Market:	Oklahoma City Metro
Submarket:	McCloud

PROPERTY OVERVIEW

Situated in the heart of McCloud along S. 8th St., between W. Oklahoma St. and W. Seikel Blvd., and directly adjacent to the high school. The site offers flat topography with utilities available to the property, including sewer, water, electric, and internet. Located on a paved road leading into the core of McCloud, the property benefits from strong frontage along S. 8th St. and is surrounded by multiple established businesses. The City of McCloud is eager to welcome new ownership and is open to working on zoning to accommodate a variety of user needs. This community is well positioned to benefit from Oklahoma City's outward growth.

PROPERTY HIGHLIGHTS

- Utilities to site, including sewer, water, gas, electric, and internet
- Flat, build ready topography with efficient square configuration, allowing for flexible site planning
- Surrounded by established businesses
- Approximately 330 feet of frontage along S. 8th St.
- Three phase power at the site
- City is receptive to development and willing to work on zoning to accommodate a wide range of users
- Potential Commercial Uses (Office, Medical, Residential, Retail, Special Purpose)

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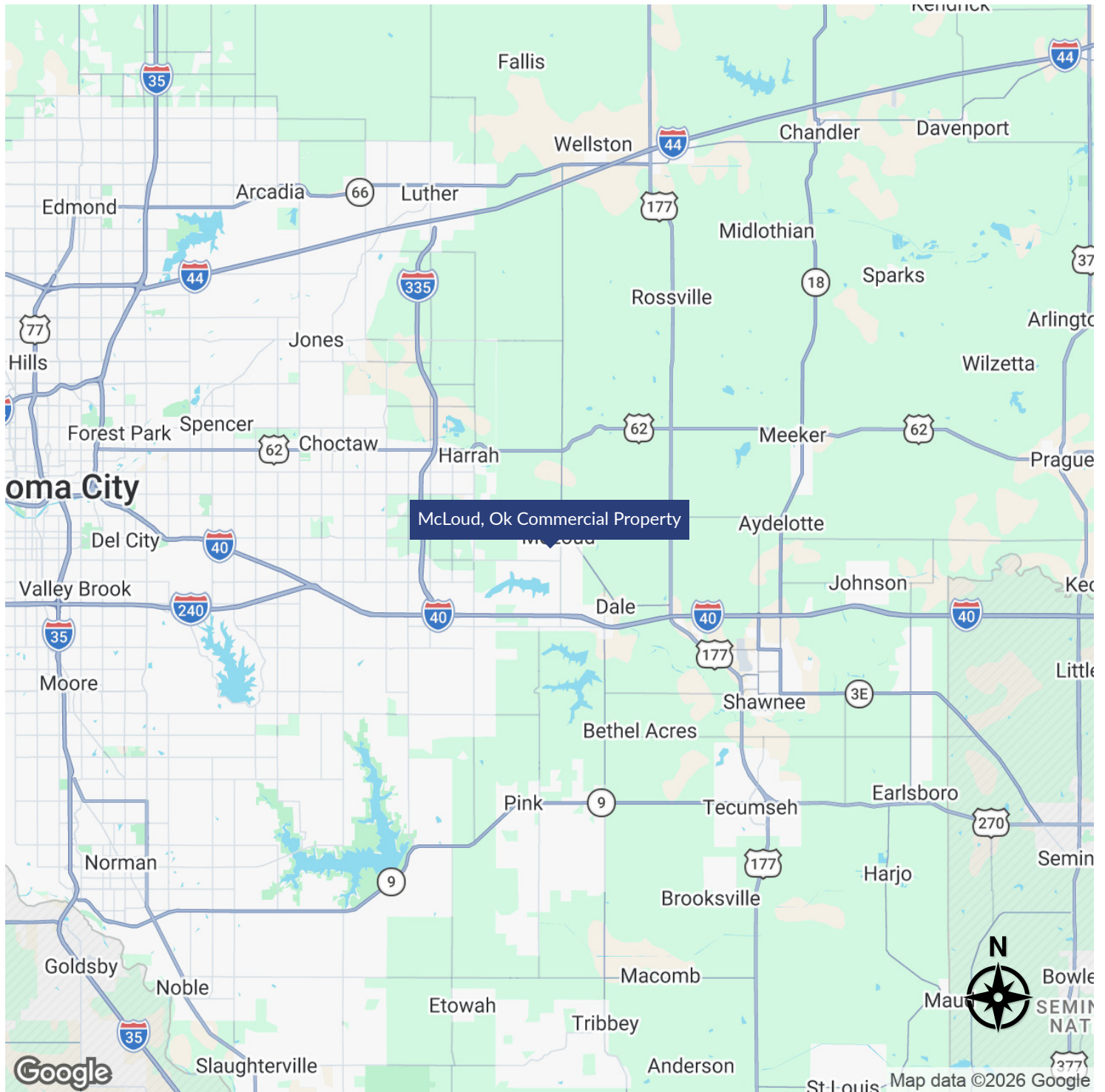
ADDITIONAL PHOTOS



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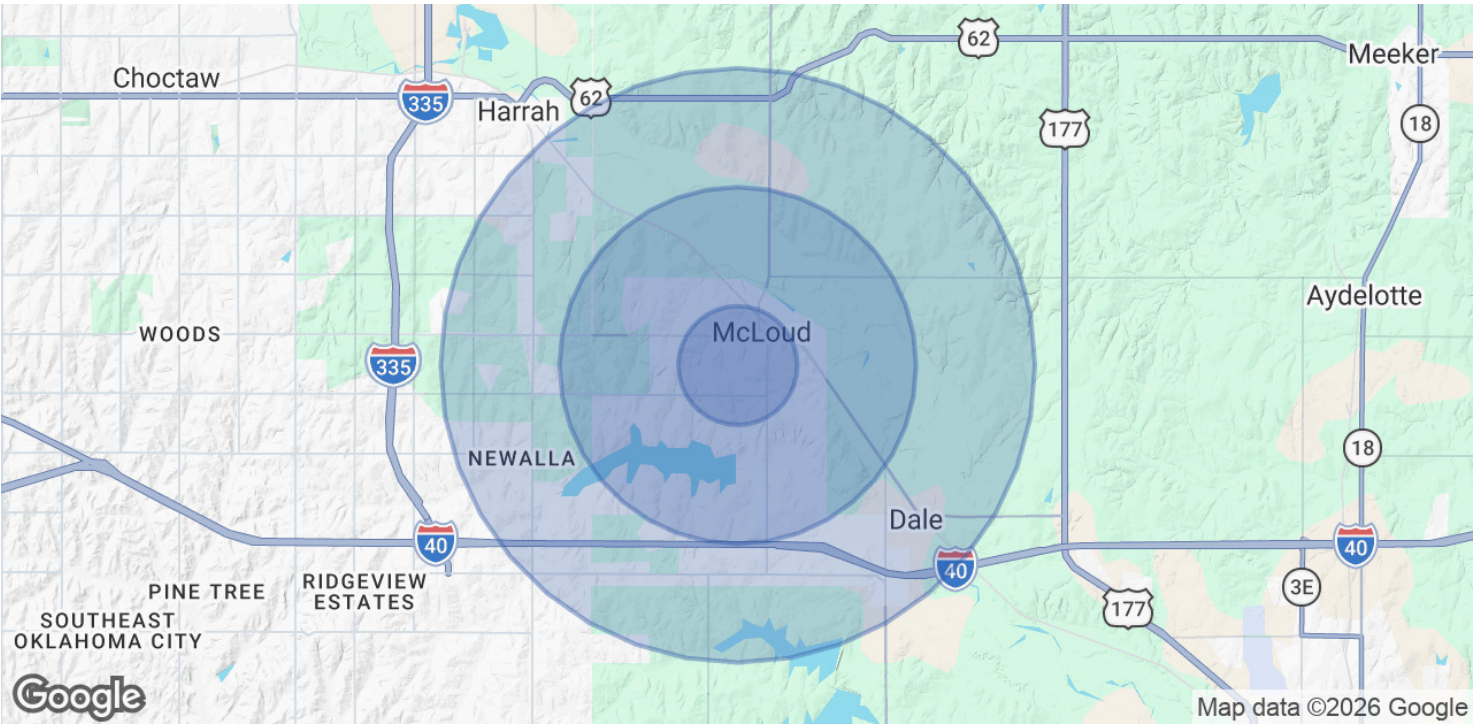
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	836	5,703	13,326
Average Age	42.9	41.7	40.1
Average Age (Male)	46.5	44.9	41.1
Average Age (Female)	42.0	41.9	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	259	1,728	4,504
# of Persons per HH	3.2	3.3	3.0
Average HH Income	\$76,218	\$82,249	\$93,493
Average House Value	\$153,863	\$168,200	\$196,189

2023 American Community Survey (ACS)

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