

LAND FOR SALE

2201 NORTH COUNCIL ROAD

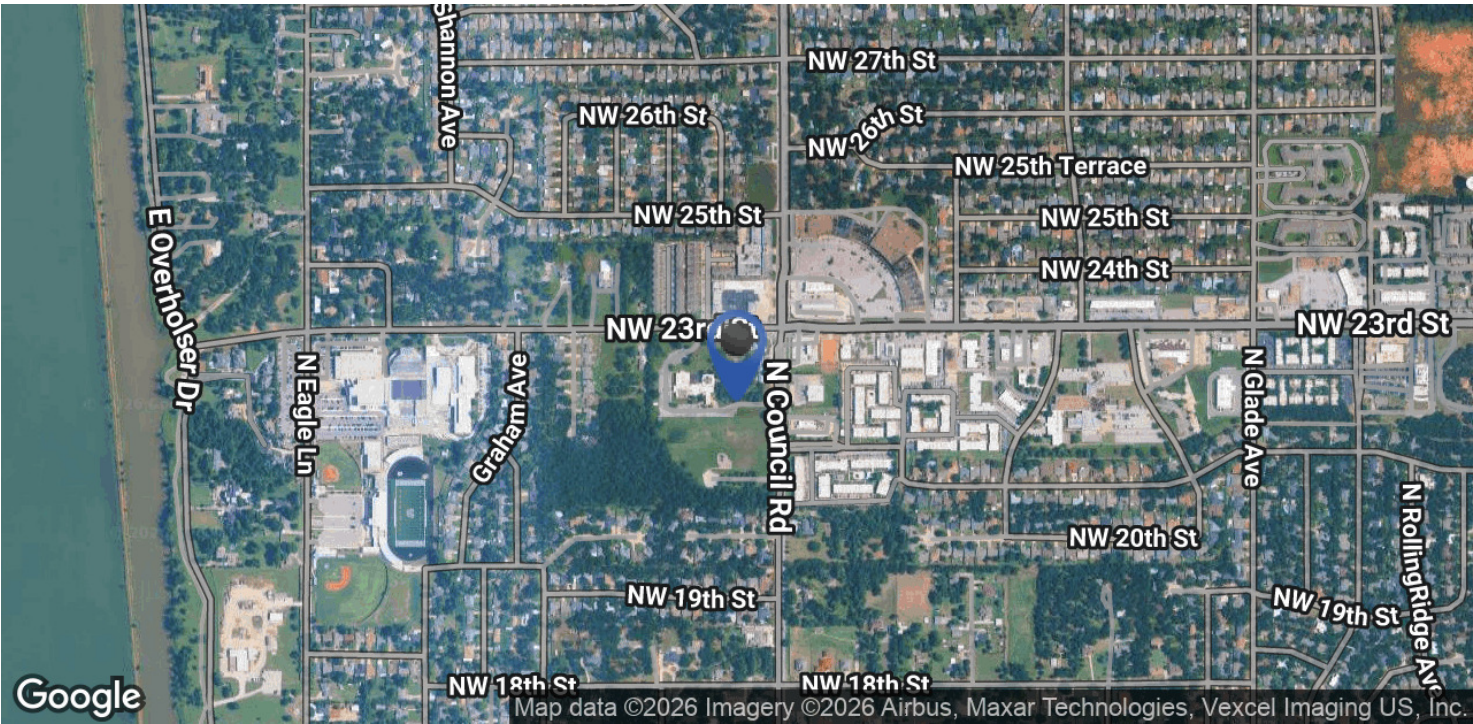
Oklahoma City, OK 73127



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$400,000
Available SF:	80,150 SF
Lot Size:	1.84 Acres
Price / SF:	\$4.99
Zoning:	C-3

PROPERTY OVERVIEW

For Sale: 1.84-acre (±80,150 SF) development site located at 2131 N Council Rd in west Oklahoma City. The property sits in a well-established corridor just north of NW Expressway with convenient access to I-40, I-44, and the Kilpatrick Turnpike, providing strong regional connectivity. Surrounding uses include a mix of neighborhood retail, office, schools, churches, and residential density, creating consistent daytime and evening traffic. Zoned C-3 (Commercial), the site supports a wide range of commercial uses including retail, office, medical, and service development. Strong visibility and flexible zoning make this an attractive infill opportunity in a growing west OKC submarket.

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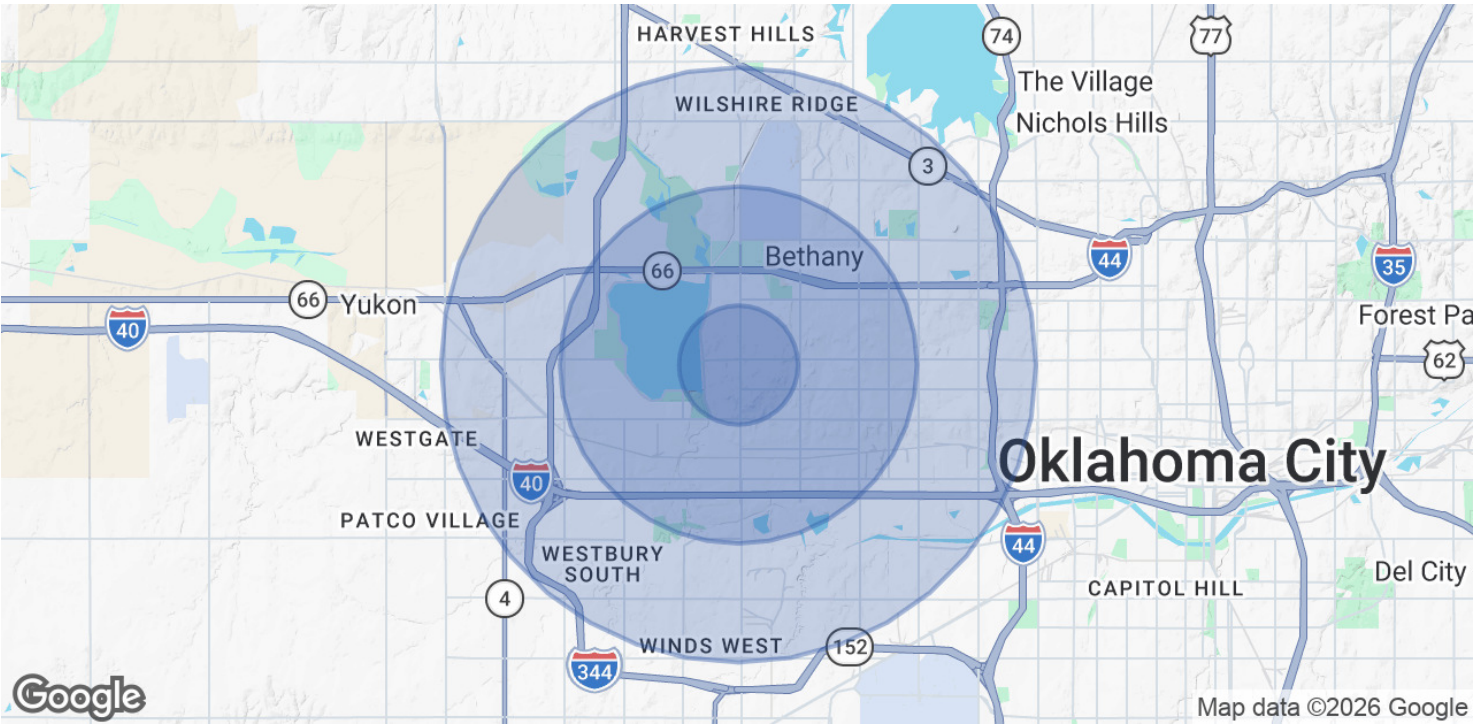
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,271	56,507	167,711
Average Age	33.3	33.0	34.6
Average Age (Male)	31.8	32.7	34.4
Average Age (Female)	36.8	34.1	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,832	20,952	65,646
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$75,492	\$66,367	\$77,106
Average House Value	\$156,299	\$159,225	\$188,923

2023 American Community Survey (ACS)

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