



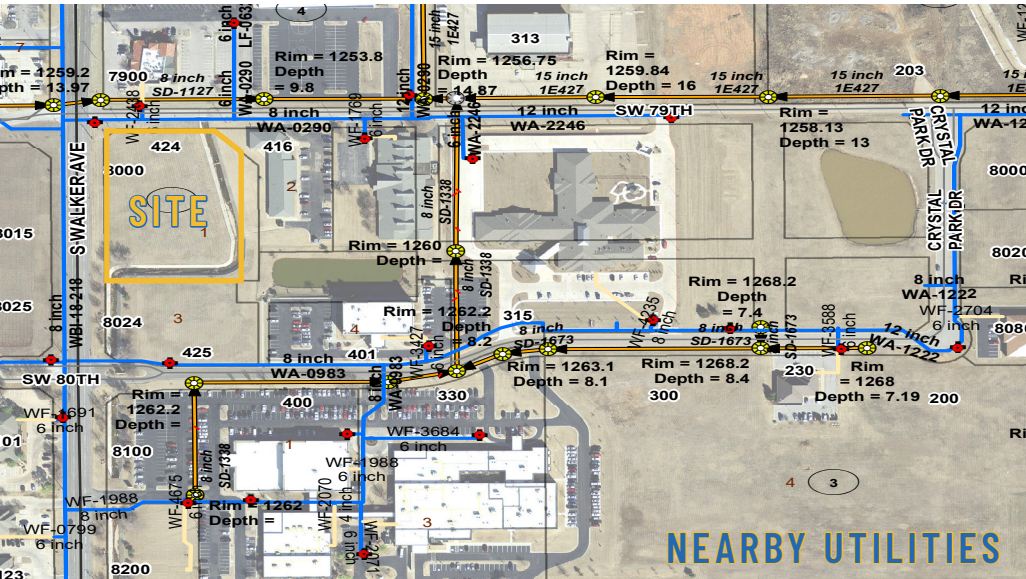
# CRYSTAL PARK MEDICAL COMPLEX

2.53 ACRES LAND FOR SALE - OKLAHOMA CITY, OK

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# CRYSTAL PARK MEDICAL COMPLEX

# LAND FOR SALE



## PROPERTY OVERVIEW

Located along the I-240 corridor, and less than 2 miles to I-35, this premier medical office park offers investors, and/or users, an excellent opportunity to develop a prime location in Oklahoma City.

The parcels sit within a well-manicured 55-acre medical complex, anchored by several well-established medical providers, and located just 10 minutes south of Downtown Oklahoma City.

Neighboring businesses include Southwest Orthopaedic Surgery & Reconstructive Specialists, Crystal Place Assisted Living Center, Physical Therapy Central, and medical professionals with specialties such as anesthesiology/pain management, neurology, general surgery, plastic surgery, gastroenterology, and oral/dental surgery.

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	7,447	103,039	237,720
<b>2024 Population (est.)</b>	7,625	107,295	248,220
<b>2019 Total Households</b>	3,316	39,691	85,828
<b>2019 Avg. Household Size</b>	2.21	2.57	2.73
<b>2019 Avg. Household Income</b>	\$52,724	\$56,390	\$60,743
<b>2019 Avg. Home Value</b>	\$157,737	\$148,407	\$154,575

## DETAILS

<b>Land Size</b>	2.53 Acres
<b>Sale Price/SF</b>	\$14.50
<b>Zoning</b>	PUD 846
<b>Frontage</b>	S. Walker & S.W. 79th Street

## HIGHLIGHTS

- Build-to-suit available
- High traffic counts
- Great visibility, and ingress/egress points
- Close to prominent Oklahoma City medical facilities such as Southwest Orthopaedic Surgery & Reconstructive Specialists, Oklahoma Heart Hospital South