



MEMORIAL CORRIDOR DEVELOPMENT LAND

5.29 ACRES LAND FOR SALE - OKLAHOMA CITY, OK

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CRUSE CAPITAL
Property Management

MEMORIAL CORRIDOR DEVELOPMENT OPPORTUNITY



PROPERTY OVERVIEW

Located along the memorial Corridor with such prestigious medical neighbors as ProCure Therapy Center, INTEGRIS Cancer Institute of Oklahoma, Oklahoma Center for Orthopaedic & Multi-Specialty surgical center (OCOM), Mercy Heart Hospital, Mercy Rehabilitation Hospital – this location is also close to office users such as Paycom, Farmers Insurance call center.

Sharing the same major intersection with Gaillardia Country Club, and surrounded by some of Oklahoma City's top-shelf retailers, this is a prime development opportunity.

DETAILS

Land Size	5.29 Acres
Sale Price/SF	\$20.00 / SF
Zoning	PUD-47
Frontage	W Memorial Road & Brandon Place

HIGHLIGHTS

Build-to-suit available

High traffic counts

Great ingress/egress points

Close to prominent Oklahoma City medical facilities, high-end housing developments, and popular retailers

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	10,027	55,312	131,477
2024 Population (est.)	10,949	59,703	141,031
2019 Total Households	4,616	23,130	56,794
2019 Avg. Household Size	2.15	2.37	2.30
2019 Avg. Household Income	\$94,466	\$103,469	\$90,713
2024 Avg. Household Income	\$107,124	\$114,390	\$101,634
2019 Avg. Home Value	\$283,944	\$273,304	\$252,000