



MEMORIAL CORRIDOR DEVELOPMENT LAND

3.6 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	3.6 Acres
Sale Price/SF	\$17.50 / SF
Zoning	PUD-699
Frontage	NW 135th Street

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

	1 MILE	3 MILE	5 MILE
2019 Population	8,137	54,213	149,249
2024 Population (est.)	9,007	58,544	159,981
2019 Total Households	3,862	23,193	64,567
2019 Avg. Household Size	2.08	2.32	2.30
2019 Avg. Household Income	\$98,547	\$107,213	\$90,817
2024 Avg. Household Income	\$111,519	\$117,805	\$102,241
2019 Avg. Home Value	\$305,612	\$293,870	\$258,284