



# MEMORIAL CORRIDOR DEVELOPMENT LAND

1.22 ACRES LAND FOR SALE - OKLAHOMA CITY, OK

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CRUSE CAPITAL  
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# 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

<b>Land Size</b>	1.22 Acres
<b>Sale Price/SF</b>	\$17.50 / SF
<b>Zoning</b>	C-3
<b>Frontage</b>	NW 139th 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
<b>2019 Population</b>	5,189	51,142	134,588
<b>2024 Population (est.)</b>	5,890	55,561	144,854
<b>2019 Total Households</b>	2,258	21,489	57,901
<b>2019 Avg. Household Size</b>	2.26	2.37	2.31
<b>2019 Avg. Household Income</b>	\$110,092	\$107,272	\$92,535
<b>2024 Avg. Household Income</b>	\$121,019	\$118,380	\$103,953
<b>2019 Avg. Home Value</b>	\$308,672	\$286,745	\$261,310