

SW 119TH AND S. WESTERN AVENUE | LAND

SW 119TH & S WESTERN AVE, OKC, OK

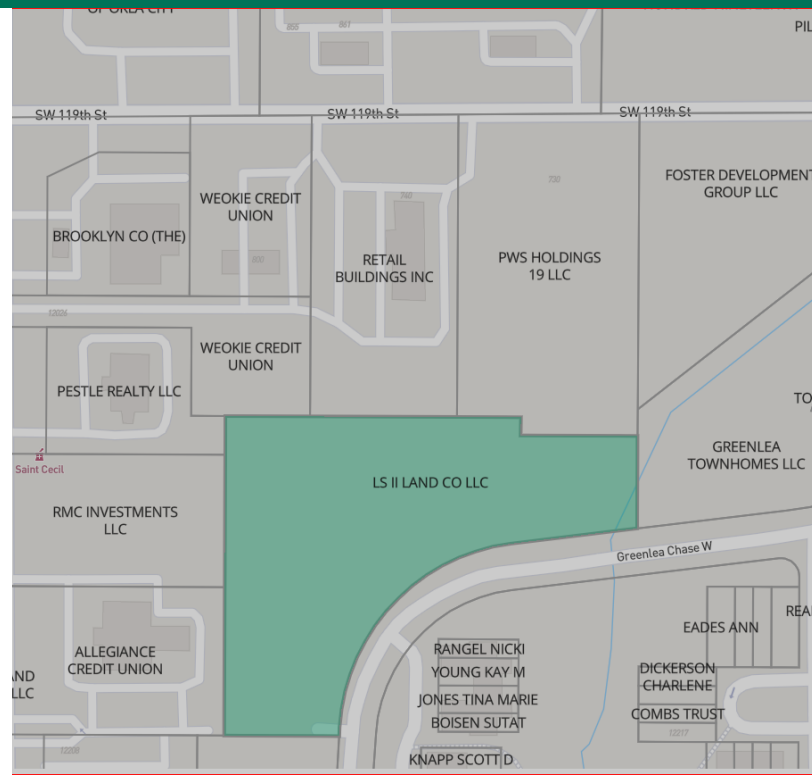


CORDELL C. BROWN, CCIM, CIPS
Office Specialist / Land Assemblages
cbrown@pricedwards.com
O: 405.239.1222 C: 405.826.6416

Sale Price
\$718,000

SW 119TH AND S. WESTERN AVENUE | LAND

SW 119TH & S WESTERN AVE, OKC, OK



PROPERTY DESCRIPTION

Ideal location for Medical Care or Residential Rental properties. Near excellent retail, medical and banking.

PROPERTY HIGHLIGHTS

- In Oklahoma City limits
- Utilities readily available
- Excellent Retail and Service backup
- Numerous uses under C-3 Zoning
- Great adjacent residential

NUMEROUS SERVICE PROVIDERS IN THE AREA:

- Braums
- Burger King
- Weokie Credit Union
- 7-Eleven
- Chase Bank

OFFERING SUMMARY

Sale Price:	\$718,000
Lot Size:	3.39 Acres

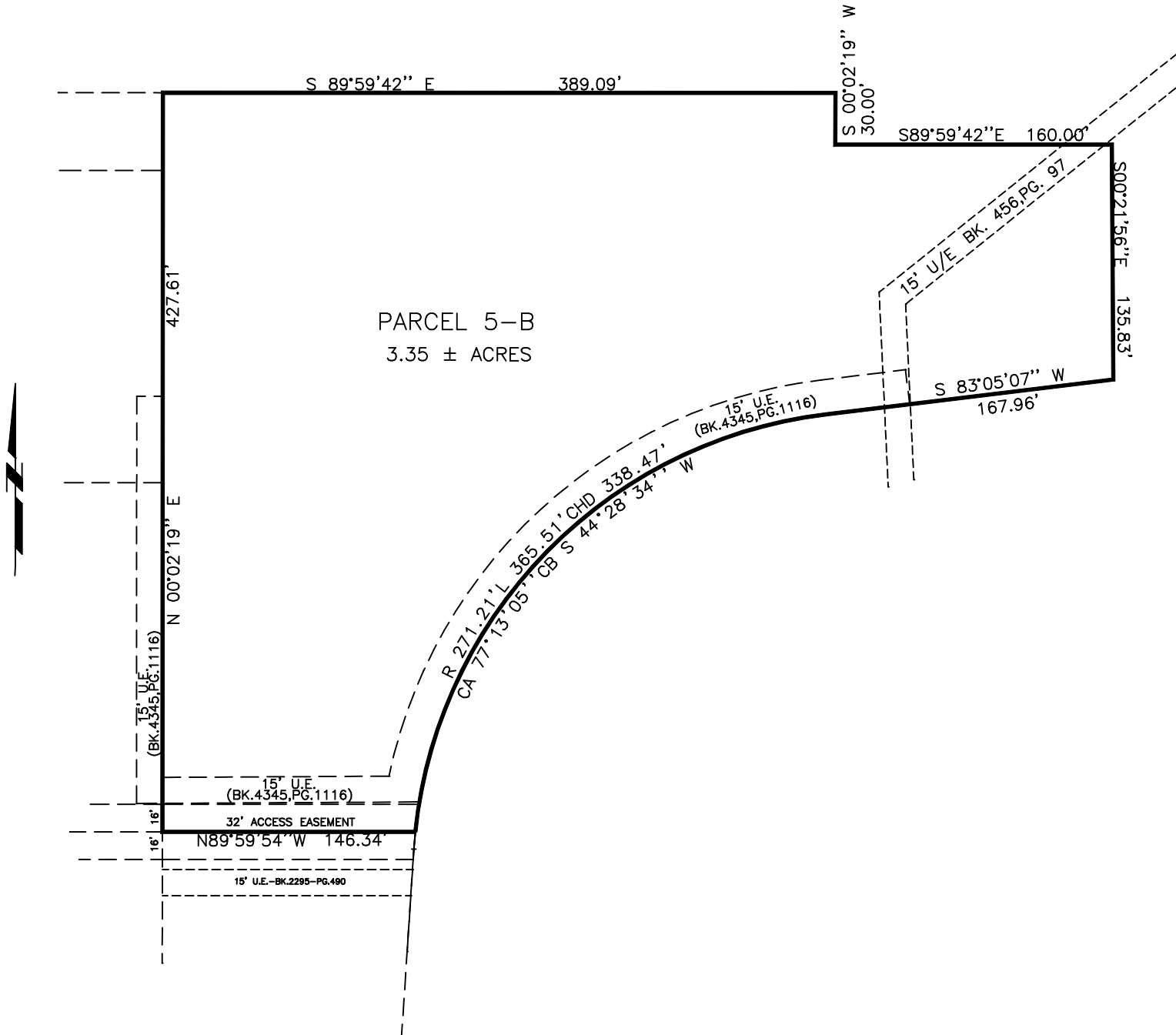
TRAFFIC COUNTS

SW 119th	16,364
SW 119th	16879
S Western Ave	19403
S Western Ave	14903

CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416



CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416

SW 119TH AND S. WESTERN AVENUE | LAND

SW 119TH & S WESTERN AVE, OKC, OK



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,233	77,398	217,763
Average Age	33.1	32.4	33.2
Average Age (Male)	34.5	32.9	32.6
Average Age (Female)	31.9	32.6	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,115	35,307	95,264
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$72,225	\$51,842	\$49,097
Average House Value	\$159,352	\$129,837	\$111,029

* Demographic data derived from 2020 ACS - US Census

CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416