



N.W. Corner of I-40 & Highway 177
Shawnee, Oklahoma 74804

**Located in the Opportunity Zone/
New Markets Tax Credit Zone**

PROPERTY HIGHLIGHTS

- 120 Acres MOL, Zoned Agricultural
- Great Location & Visibility
- Water to Site
- Frontage on I-40 & Highway 177

LOCATION HIGHLIGHTS

- Outside of Shawnee City Limits
- 30 Minutes East of Oklahoma City
- Great Location for Retail, Restaurants, Trucking & Travel Services, Motor Coach Landing
- Possible Hotel/Hospitality Site

www.naisullivangroup.com

Irmon Gray

Cell: 1 405 474 7286

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4045 N.W. 64th Street, Suite 340
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Office: 1 405 840 0600
Fax: 1 405 840 0610

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DEMOGRAPHICS

Population

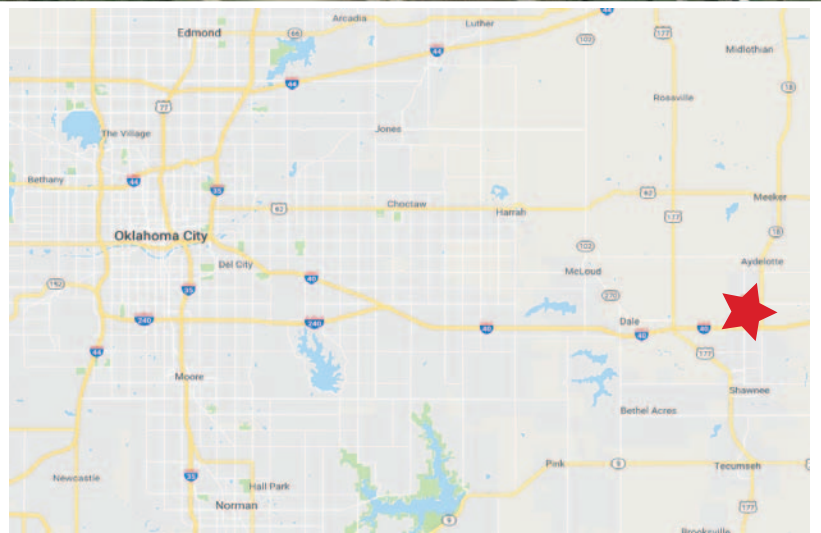
1 Mile: 986	3 Mile: 13,367	5 Mile: 35,109
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Average Household Income

1 Mile: \$69,056	3 Mile: \$50,095	5 Mile: \$38,886
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Total Households

1 Mile: 358	3 Mile: 5,319	5 Mile: 13,539
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