



## 3801 S. Eastern Avenue

Oklahoma City, Oklahoma 73129

### PROPERTY HIGHLIGHTS

- 10 Acres MOL in the Heart of the Oil Patch District
- I-3 Zoning Allows for Heavy Industrial Use
- Water to Site
- Sewer Nearby
- High Visibility on Eastern Avenue
- Additional Land Available

TOTAL SF	435,600 SF MOL
LAND IN ACRES	10 MOL
ZONING	I-3
GENERAL USE	Industrial

[www.naisullivangroup.com](http://www.naisullivangroup.com)

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## DEMOGRAPHICS

### Population

<b>1 Mile:</b> 3,990	<b>3 Mile:</b> 68,767	<b>5 Mile:</b> 206,692
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### Average Household Income

<b>1 Mile:</b> \$26,435	<b>3 Mile:</b> \$35,884	<b>5 Mile:</b> \$38,503
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### Total Households

<b>1 Mile:</b> 1,396	<b>3 Mile:</b> 25,318	<b>5 Mile:</b> 77,917
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## LOCATION HIGHLIGHTS

- Dimensions: Irregular
- Frontage: 543' on Eastern Avenue
- 1/4 Mile to I-35

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