

Retail Land For Sale
Build to Suit

2.64 Acres

Sales Price:
\$2,184,969.60 (\$19.00/SF)



13803 N. Western Avenue

Oklahoma City, Oklahoma 73114

PROPERTY HIGHLIGHTS

- 2.64 Acres MOL Zoned C-3
- Located on High Traffic N. Western Avenue
- Excellent Visibility
- Ready to be Developed
- 340' of Frontage on Western Avenue



www.naisullivangroup.com

Amir Shams / Zac McQueen

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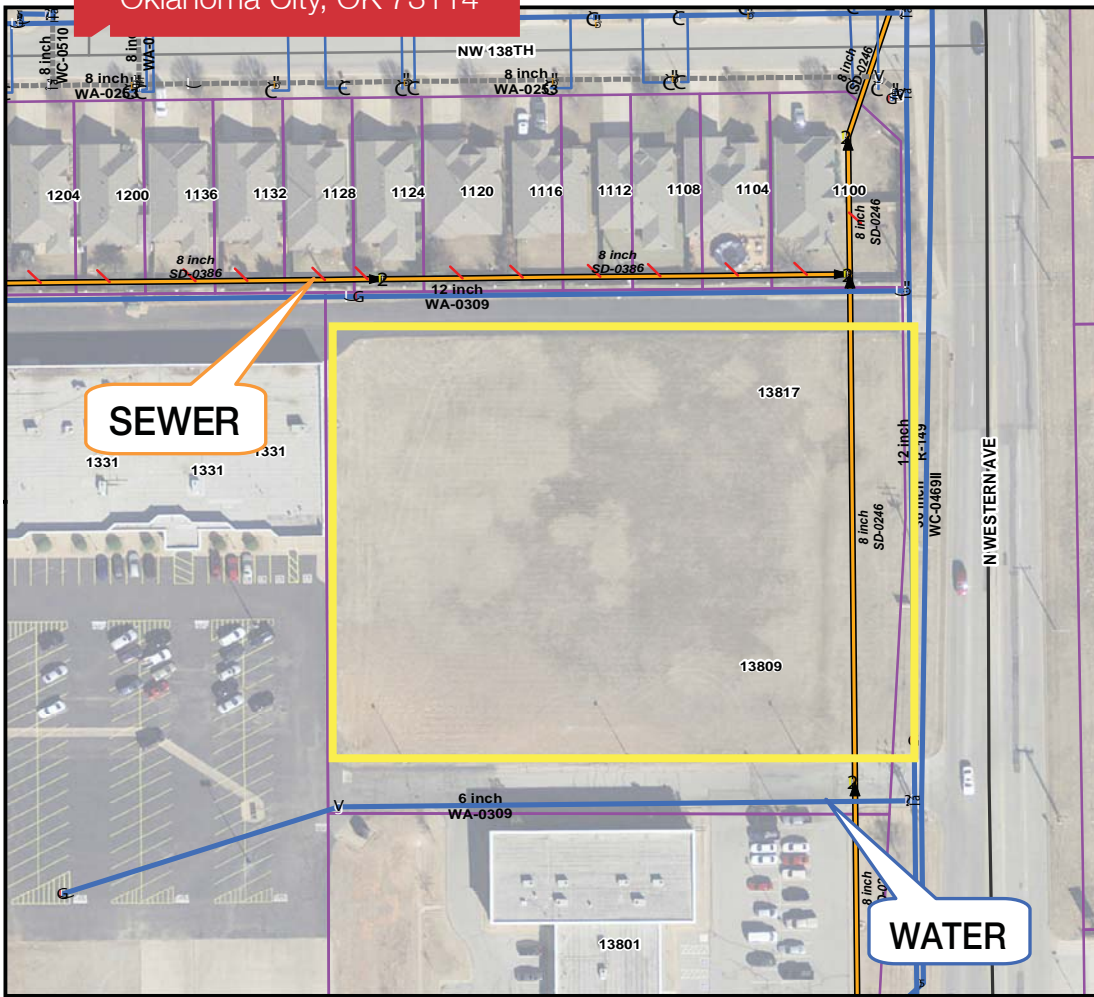
4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

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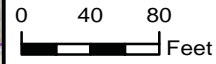
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Legend

- G Water Hydrant
- C Meter
- (Gate
- ? Tapping
- Abandoned, Oklahoma City
- Active, Oklahoma City
- 2 SStandardManhole
- Sewer Lateral Line
- Active, Oklahoma City
- County Parcels 2018
- County Parcels 2018

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DEMOGRAPHICS

| Population | | |
|--------------------------|---------------------|---------------------|
| 1 Mile: 7,590 | 3 Mile: 73,434 | 5 Mile: 172,566 |
| Average Household Income | | |
| 1 Mile: \$75,635 | 3 Mile: \$61,076 | 5 Mile: \$64,346 |
| Total Households | | |
| 1 Mile: 3,189 | 3 Mile: 31,975 | 5 Mile: 72,372 |

LOCATION HIGHLIGHTS

- Less than 1 Mile from Chisholm Creek
- Easy Access to Kilpatrick Turnpike
- Nearby Retailers Include: Braums, Waffle House, Raising Cane's, Main Event, Top Golf, Costco, Uncle Julios, Fuzzy's Taco Shop, Chick-fil-A, Super Target, Walmart SuperCenter, Starbucks

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