

10 acres in Oklahoma County

Century 21 Goodyear Green | 405-740-6572 | jancgoodyear@gmail.com



Property Address

7420 W Memorial Road
Oklahoma City, Oklahoma 73142

Property Highlights

- Price: \$3,400,000.00
- Acres: 10.10
- County: Oklahoma
- State: Oklahoma
- Closest City: Oklahoma City
- Property Type: Commercial Property, Undeveloped Land

Property Description

THIS IS CONSTRUCTION READY SITE WITH A SMOOTH TRACT TO BEGIN CONSTRUCTION. THIS TRACT OFFERS TREMENDOUS ACCESS AND VISIBILITY. THE LOT APPROXIMATES 812' X 540'. THERE IS ACTUALLY 10 ACRES FOR SALE AND THE OWNER WILL DIVIDE INTO TWO 5.05 ACRE PARCELS. THERE ARE A SMALL SMATTERING OF TREES WITHIN THE WEST TRACT AND HAS A LITTLE BIT OF UNDULATION TO CONSIDER. CALL AND REQUEST PRICING ON ALL OR ANY DIVISION YOU MAY WISH TO PROPOSE. THIS LAND IS PART OF PUD CASE #198 AND REFLECTS THIS LAND TO BE C-3. PLEASE REVIEW ALL ATTACHMENTS.

Driving Directions

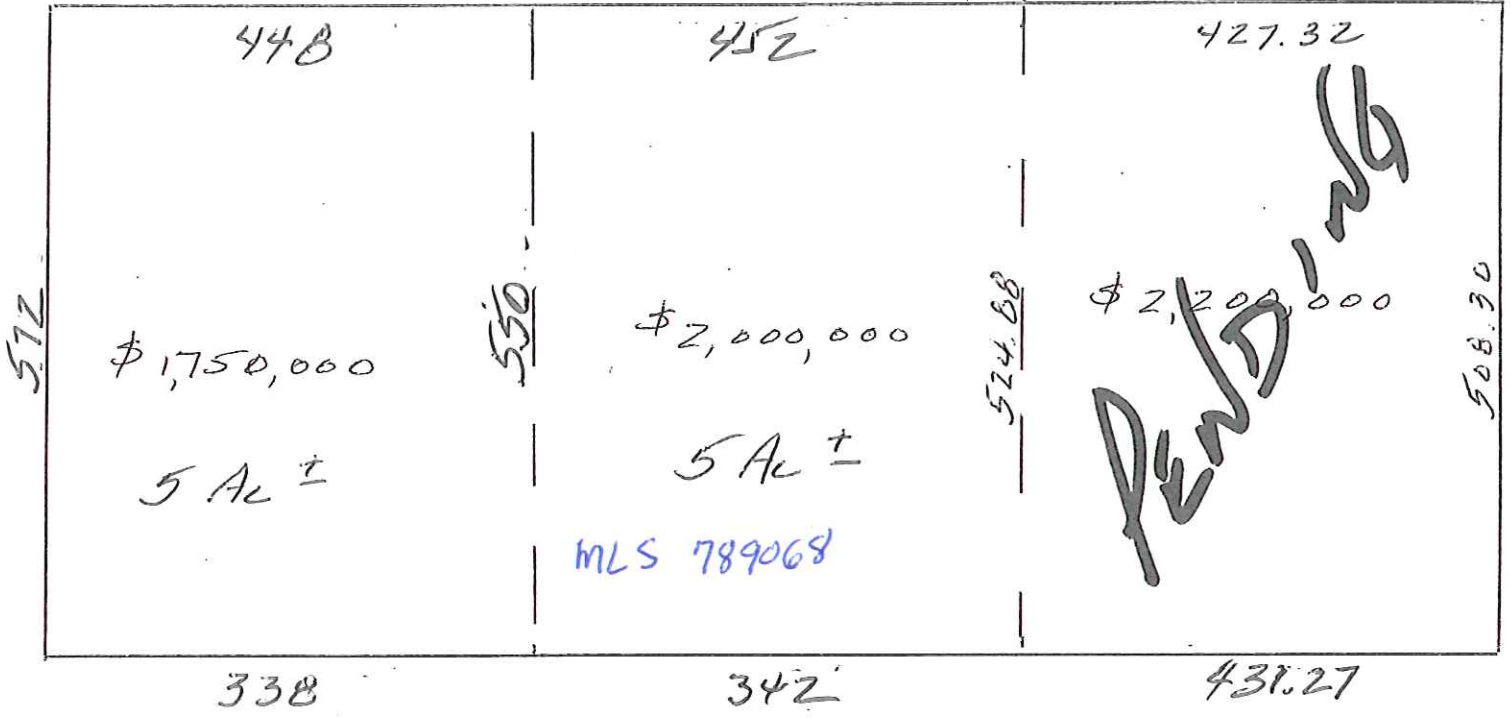
TRACT IS SITUATED ON SOUTH SIDE OF THE JOHN KILPATRICK FRONTING MEMORIAL ROAD AND LOCATED BETWEEN COUNCIL & ROCKWELL.

Contact Information

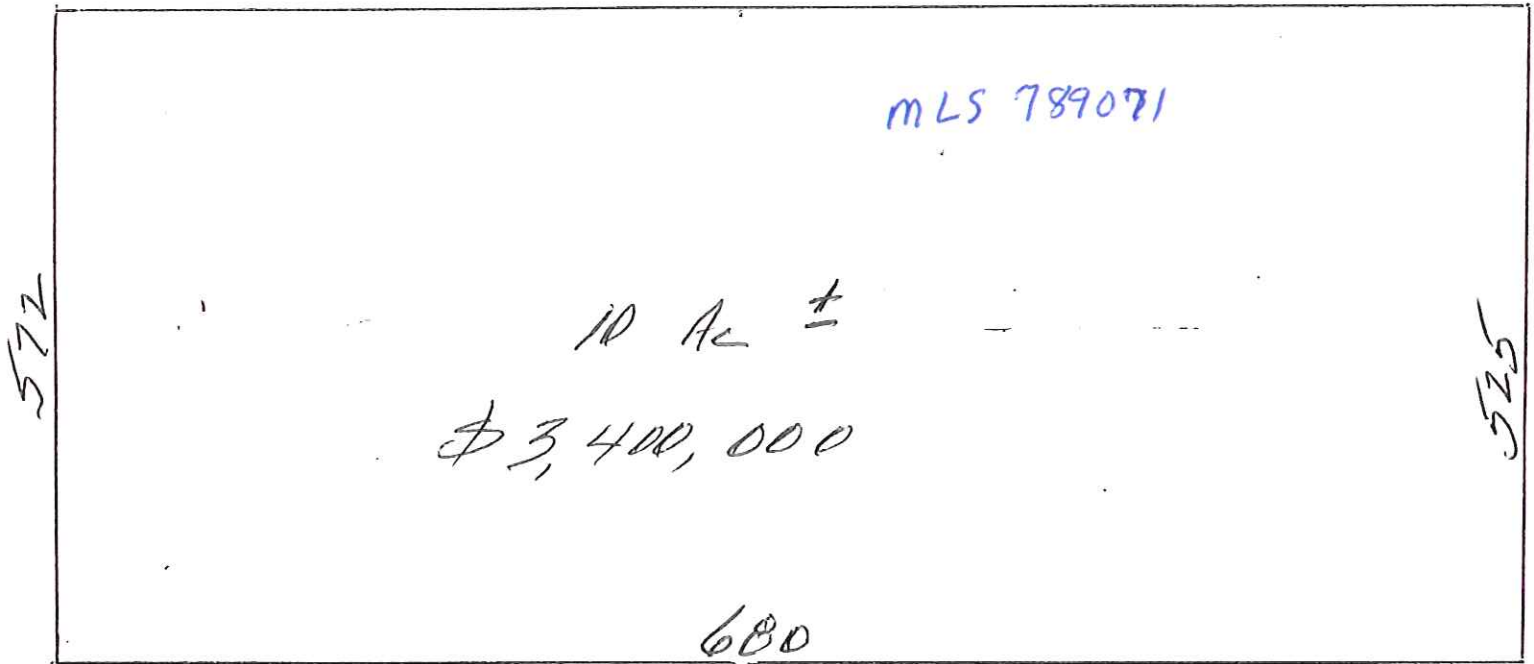
Jan Goodyear
jancgoodyear@gmail.com
405-740-6572
Toll Free: 888-700-0228
110 S Division
Guthrie, OK 73044

More details at
landsofoklahoma.com/listing/3507995

MEMORIAL ROAD



900



N | S

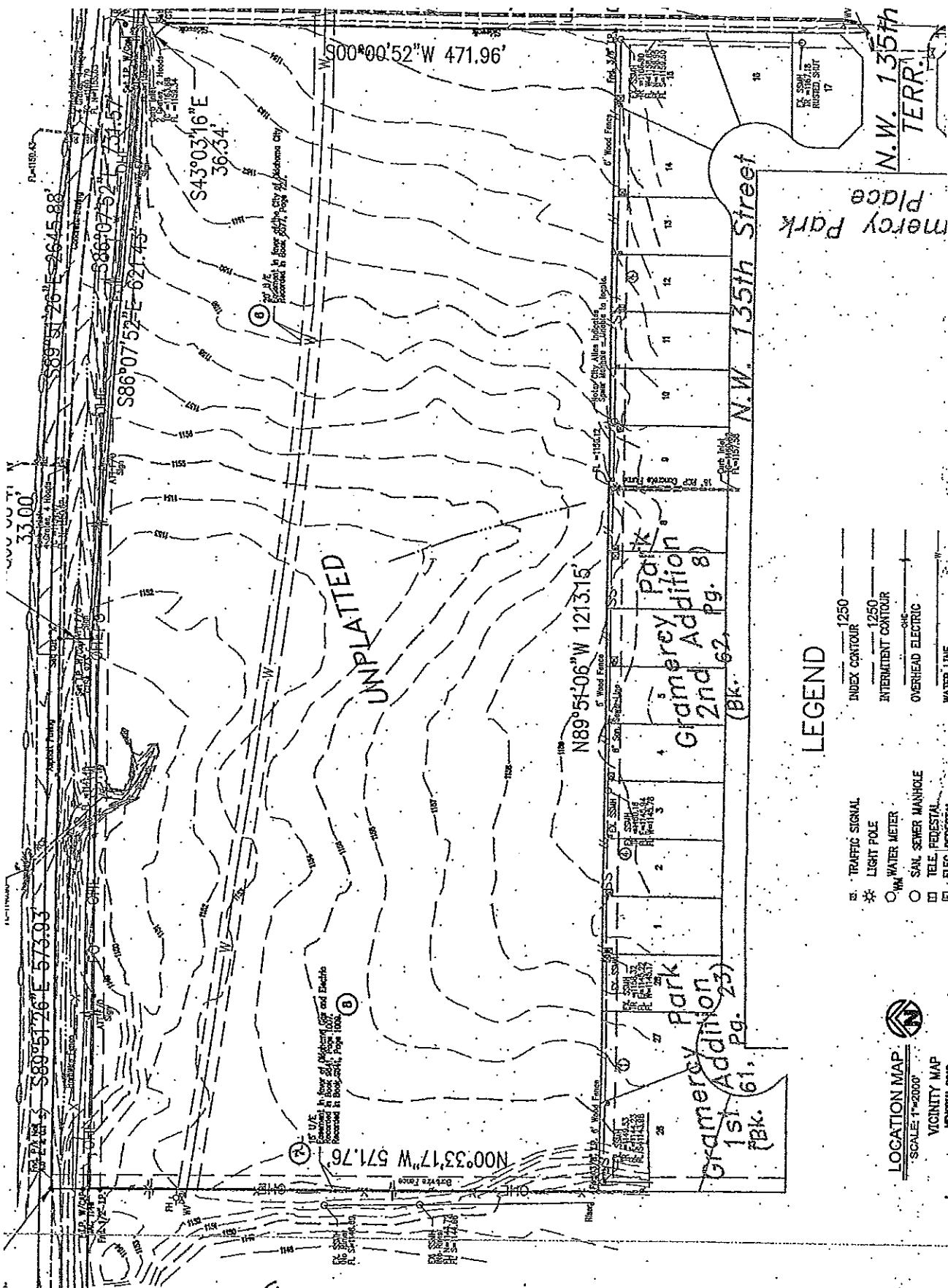


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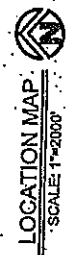
RECORDED IN BOOK 3077, PAGE 22, RECORDS OF THE CITY OF KANSAS CITY
 RECORDED IN BOOK 3077, PAGE 22, RECORDS OF THE CITY OF KANSAS CITY
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(Under Construction)
 Canyon Lakes



LEGEND

- ⊠ TRAFFIC SIGNAL
- ⊙ LIGHT POLE
- ⊙ WATER METER
- ⊙ SAN SEWER MANHOLE
- ⊙ TELE. PEDESTAL
- ⊙ STEEP TERRACE
- INDEX CONTOUR 1250
- INTERMITTENT CONTOUR 1250
- OVERHEAD ELECTRIC
- WATER MAIN



LOCATION MAP
 SCALE: 1"=2000'
 VICINITY MAP

RECORDED IN BOOK 3077, PAGE 22, RECORDS OF THE CITY OF KANSAS CITY
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W Memorial Rd

John Kilpatrick Turnpike (Toll road)

7400 W Memorial Rd, Oklahoma C

PROPERTY
LOCATION

$W 97^{\circ}38'34.08''$

$N35^{\circ}36'27.36''$

Mamasa Dr

NW 135th St

NW 134th St

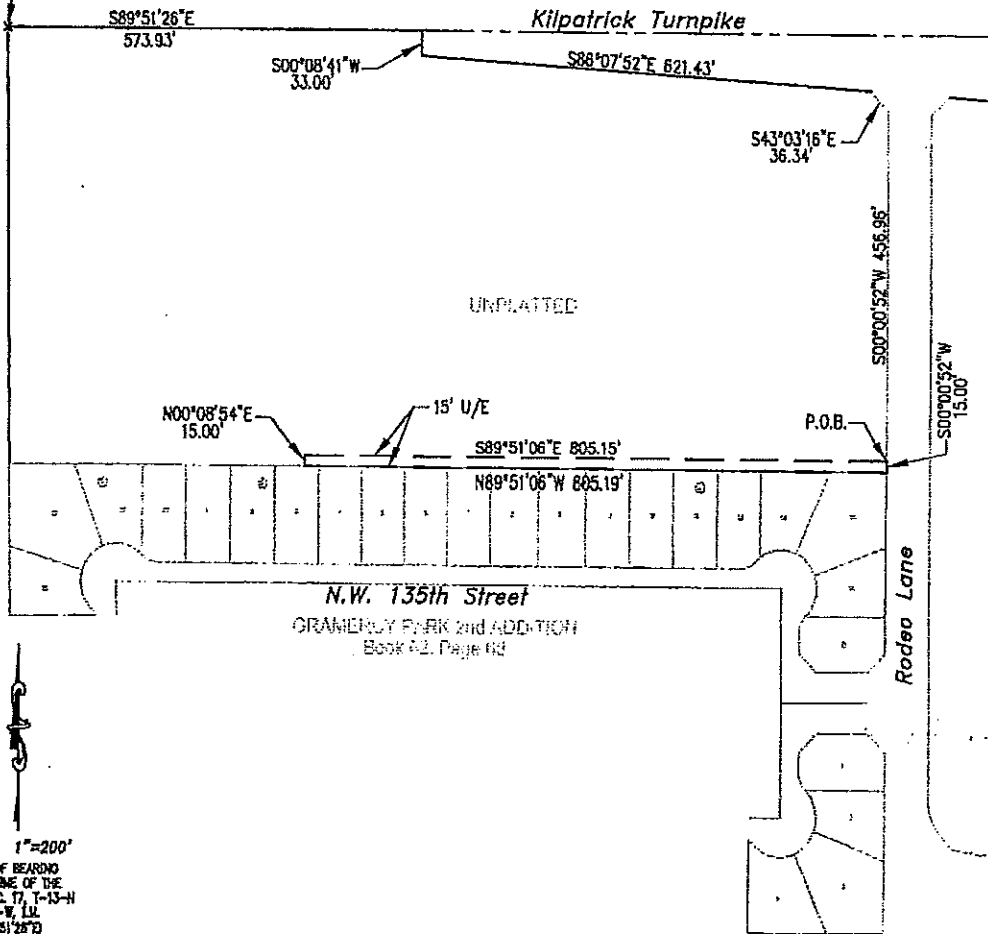
413 ft

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Exhibit "A"

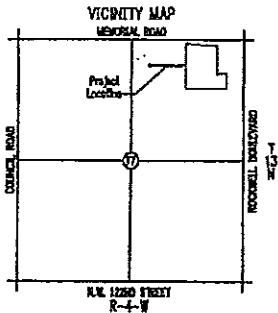
POINT OF COMMENCEMENT
NORTHWEST CORNER OF
NE/4 SECTION 17,
T13N-R4W, 11M.
(FOUND PK NAIL)
(OCCR FILED 11/25/08)



N.W. 135th Street
GRANERLY PARK 2nd ADDITION
Book 62, Page 62

SCALE: 1"=200'
BASIS OF BEARING
NORTH LINE OF THE
NE/4, SEC. 17, T-13-N
R-4-W, 11M.
(S89°51'26"E)

LOCATION MAP
SCALE: N.T.S.



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Doc. Stamps: \$.00
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ERSE



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