

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	8.62 Acres
Price / Acre:	\$104,408

### PROPERTY OVERVIEW

Located on Monkey Island off of OK-125 & E 272 Rd. This piece of land sits right on the lake as you cross the bridge going into Monkey Island on the East side of the highway.

### PROPERTY HIGHLIGHTS

- Ideal for a potential Residential Development.
- Easy Access from the Highway going into Monkey Island
- Near Proximity to Shangri La and Grand Lake Regional Airport

TYLER HUXLEY

405.973.8435

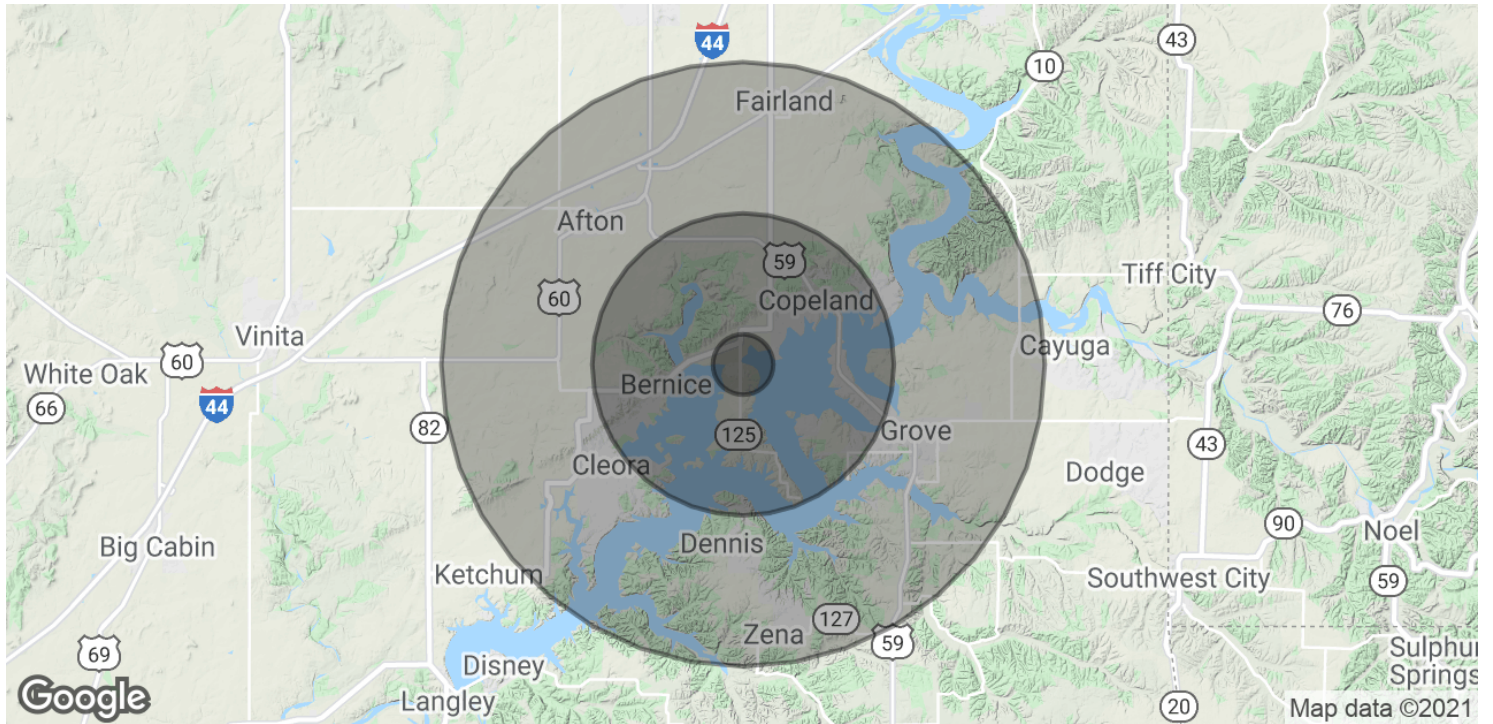
tyler@creekcre.com

## OVERVIEW



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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	284	8,289	24,200
Average age	50.0	48.6	47.6
Average age (Male)	54.3	49.1	46.8
Average age (Female)	48.0	48.2	48.1

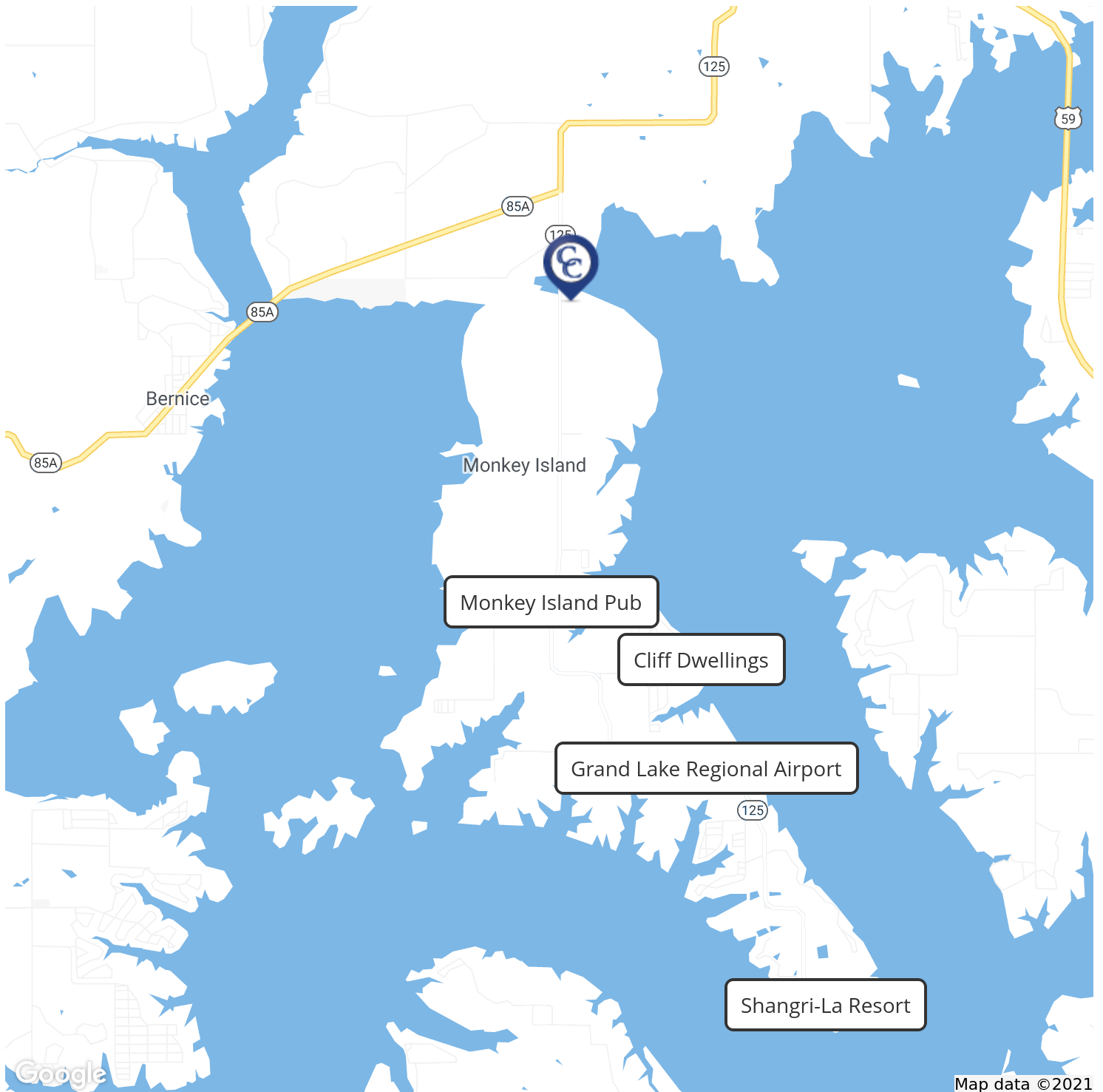
  

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	127	3,571	10,236
# of persons per HH	2.2	2.3	2.4
Average HH income	\$72,311	\$59,954	\$53,115
Average house value		\$168,566	\$154,893

\* Demographic data derived from 2010 US Census

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## RETAILER MAP



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