

6300 SW 44TH STREET

OKLAHOMA CITY, OK 73179



PROPERTY SUMMARY

Sale Price: Lot 1 \$1,500,000.00

Lot 1: Total Acres 35.67 Acres

Lot 2: I-2 Land 20 Acres MOL
Price \$40,000 Per Acre

Lot 3: I-3 Land 15 Acres MOL
Price \$60,000 Per Acre

Zoning: I-2 & I-3

Railroad Access: Possible RR Spur
 Could be Added

Cross Streets: Frontage on SW 44th St.
 South of Airport Road
 West of S MacArthur Blvd
 East of United Drive

PROPERTY OVERVIEW - 35.67 ACRES WITH FRONTAGE ON SW 44TH ST.

Railroad Spur Possible; I-2 & I-3 zoning; I-3 zoning with Salvage Permit; Traffic Counts: SW 44th-12,729 vehicles per day, S MacArthur-18,132 vpd, Airport Road-28,521 vpd

	1 Mile	5 Miles	10 Miles
Total Households:	260	33,610	197,990
Total Population:	703	90,099	504,977
Average HH Income:	\$62,382	\$54,543	\$54,696

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