

FOR SALE

2.42 +/- AC
Industrial Land

CARLSON
BUSINESS PARK
- LIGHT
INDUSTRIAL
LAND

2450-2480 N WILBURN AVE, BETHANY, OK
73008



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

CARLSON BUSINESS PARK - LIGHT INDUSTRIAL LAND

2450-2480 N WILBURN AVE, BETHANY , OK 73008



OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	2.42 Acres
Price / PSF:	\$4.00
Zoning:	Light Industrial
Market:	Oklahoma City
Submarket:	West
Traffic Count:	12,000
Submarket:	West
Lot Depth:	400'
Gas, Power Water, Sewer Electric	Available

PROPERTY OVERVIEW

This ±2.42-acre development-ready parcel at Carlson Business Park offers an excellent opportunity for light industrial or flex development in one of Bethany's most active commercial zones. Positioned just north of NW 23rd Street, the site is easily accessible from Highway 66, Route 66, and I-44, and is surrounded by active users including EMS, office/warehouse tenants, and service-based businesses.

PROPERTY HIGHLIGHTS

- Multi-tenant development potential
- Easy access to NW 23rd, Hwy 66, and I-44
- Surrounded by active users
- Well-connected commercial park setting
- Utilities to site

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

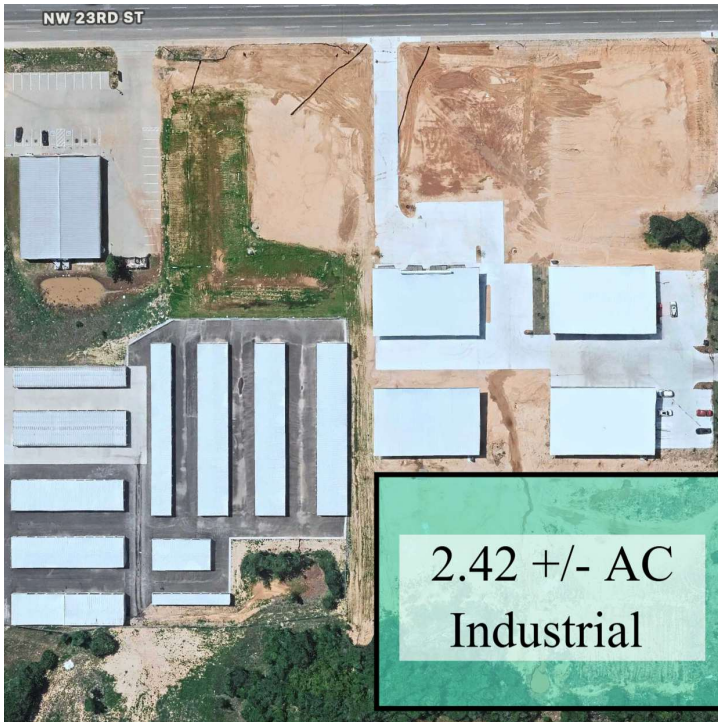
GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

CARLSON BUSINESS PARK - LIGHT INDUSTRIAL LAND

2450-2480 N WILBURN AVE, BETHANY, OK 73008

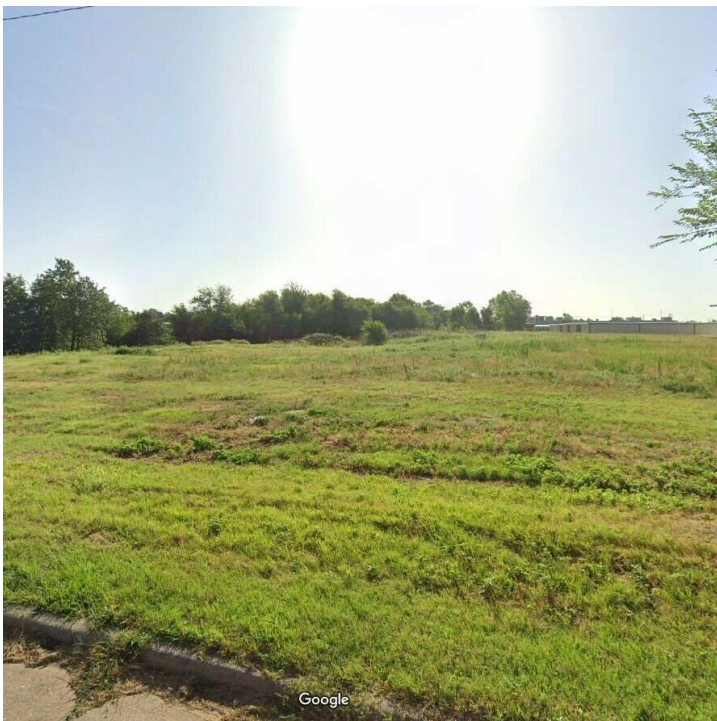


LOCATION DESCRIPTION

Along N Wilburn Avenue, with easy access to NW 23rd St., located within the new Carlson Business Park, offering an irreplaceable foothold surrounded by schools, healthcare hubs, and active retail. The site sits within Carlson Business Park, a newly developed retail and flex campus.

SITE DESCRIPTION

The parcel is development-ready, with full utilities and cross access infrastructure already in place. Site is ideal for office/warehouse buildings, yard space, warehouse suites, service trades, or custom flex layouts.



ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

CARLSON BUSINESS PARK - LIGHT INDUSTRIAL LAND

2450-2480 N WILBURN AVE, BETHANY , OK 73008



ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

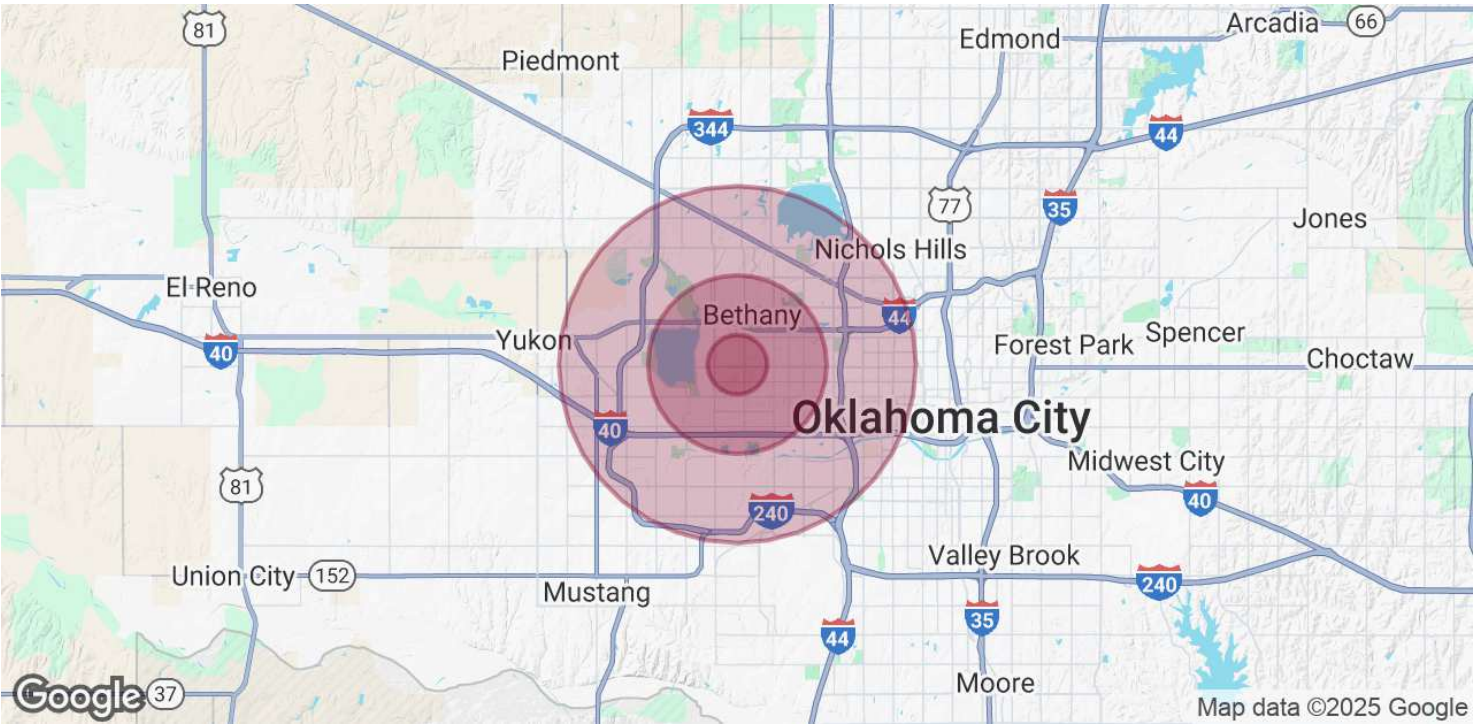
GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

CARLSON BUSINESS PARK - LIGHT INDUSTRIAL LAND

2450-2480 N WILBURN AVE, BETHANY , OK 73008



POPULATION	1 MILE	3 MILES	6 MILES
Total Population	14,674	72,138	254,372
Average Age	39	37	38
Average Age (Male)	37	36	37
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	6 MILES
Total Households	5,796	27,915	101,745
# of Persons per HH	2.5	2.6	2.5
Average House Value	\$184,525	\$184,001	\$226,640

TRAFFIC COUNTS	
NW 23rd Street	12,000/day

Demographics data derived from AlphaMap