

1710 NW 17TH STREET, OKLAHOMA CITY, OK 73106



OFFERING SUMMARY

Sale Price:	\$195,000
Available SF:	7,501 SF
Lot Size:	.172AC
Lot Dimensions:	50' wide x 150' deep
Price / Acre:	\$26psf
2025 Taxes:	\$2,054.40
Zoning:	R-3

PROPERTY OVERVIEW

Rare opportunity to acquire a strategically located land site in Oklahoma City's highly desirable Plaza District. Positioned directly behind the district's popular restaurants, retailers, entertainment, and local businesses, this property offers an outstanding opportunity to capitalize on one of OKC's most active urban neighborhoods.

The lot provides excellent flexibility for redevelopment and is especially well suited for vertical townhomes or other residential infill development. Additional potential uses include office, retail, single-family residential, mixed-use development, or additional parking to serve surrounding businesses and properties.

With its walkable location, established surrounding development, and immediate proximity to the heart of the Plaza District, 1710 NW 17th Street offers investors, developers, and owner-users a unique opportunity to secure a well-positioned property in one of Oklahoma City's most recognizable and sought-after districts.

PROPERTY HIGHLIGHTS

- Potential for single-family residential development, Office/Retail development, additional parking, vertical townhomes and more
- Opportunity for additional parking within walking distance to serve nearby businesses or properties
- Surrounded by an established mix of residential and commercial uses

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ADDITIONAL PHOTOS

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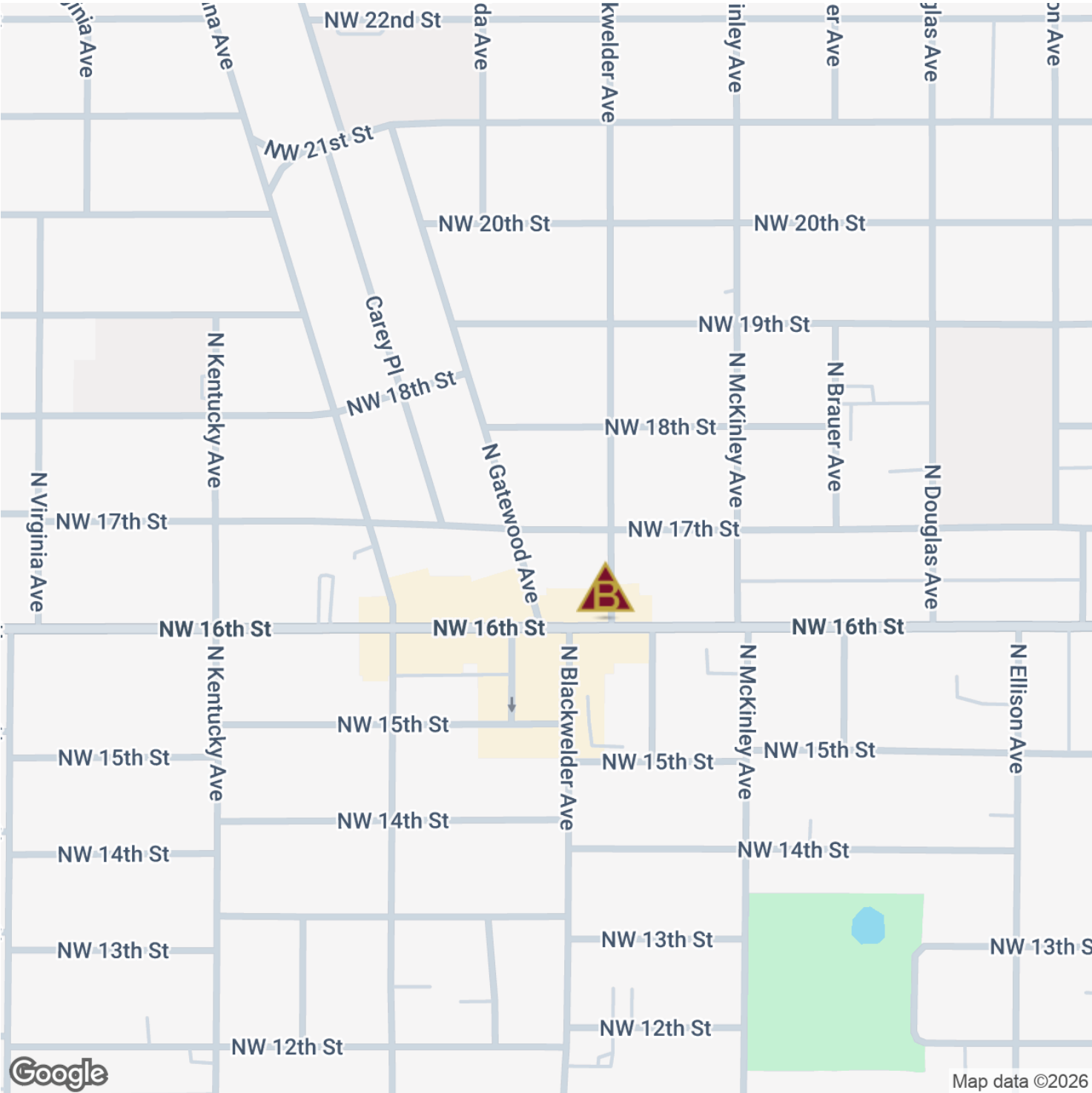
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LOCATION MAP

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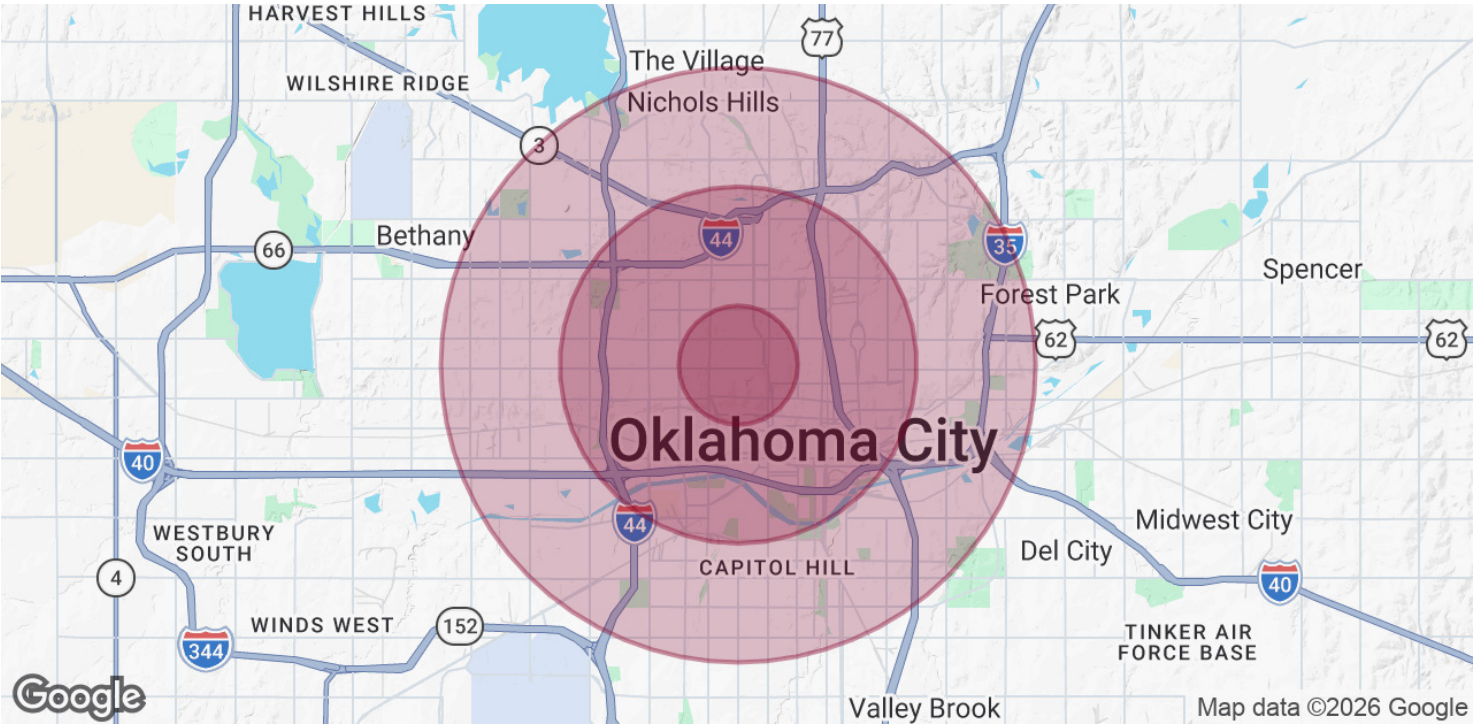
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,784	83,607	214,599
Average Age	32.8	34.9	34.3
Average Age (Male)	34.5	35.6	34.5
Average Age (Female)	31.7	34.6	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,495	38,598	89,893
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$92,040	\$83,076	\$77,786
Average House Value	\$272,214	\$232,071	\$215,690

2023 American Community Survey (ACS)

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