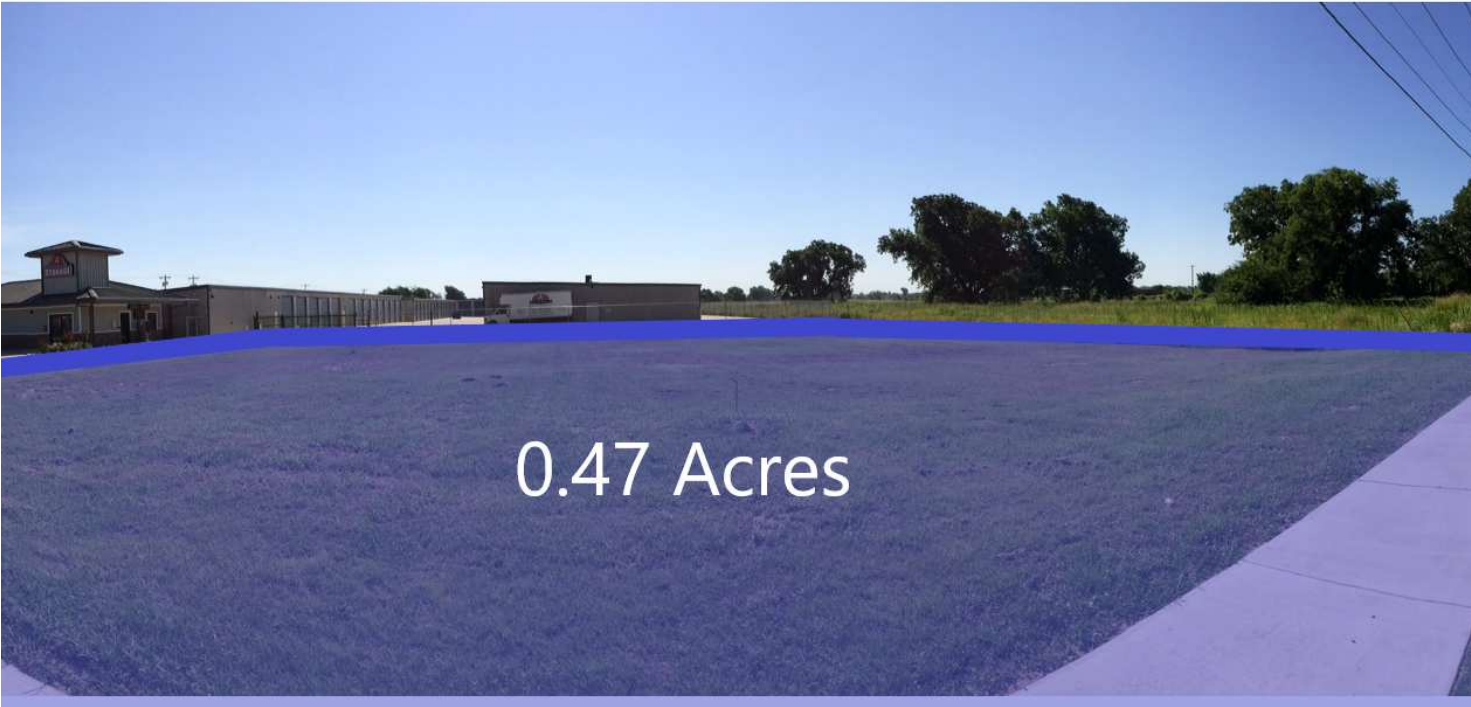


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month
Lease Type	Ground Lease Or Build to Suit (Absolute NNN)
Available SF:	0.47 Acres
Lot Size:	0.47 Acres
Zoning:	PUD

PROPERTY OVERVIEW

Excellent ground lease opportunity on S MacArthur Blvd, just south of I-40 in Oklahoma City. This highly visible site offers easy freeway access and strong traffic counts, making it ideal for office, flex space, or warehouse development. Zoned for commercial use, the property is surrounded by industrial parks, logistics hubs, and service businesses. Flat topography and utility access nearby streamline development. Perfect for businesses seeking a strategic location near major transportation routes.

- \$30,000/ year \$2,500/month
- Absolute NNN

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
Ground Lease	\$2,500 per month	0.47 Acres

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

1302 SOUTH MACARTHUR BOULEVARD
1302 SOUTH MACARTHUR BOULEVARD | OKLAHOMA CITY, OK 73128

ADDITIONAL PHOTOS



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

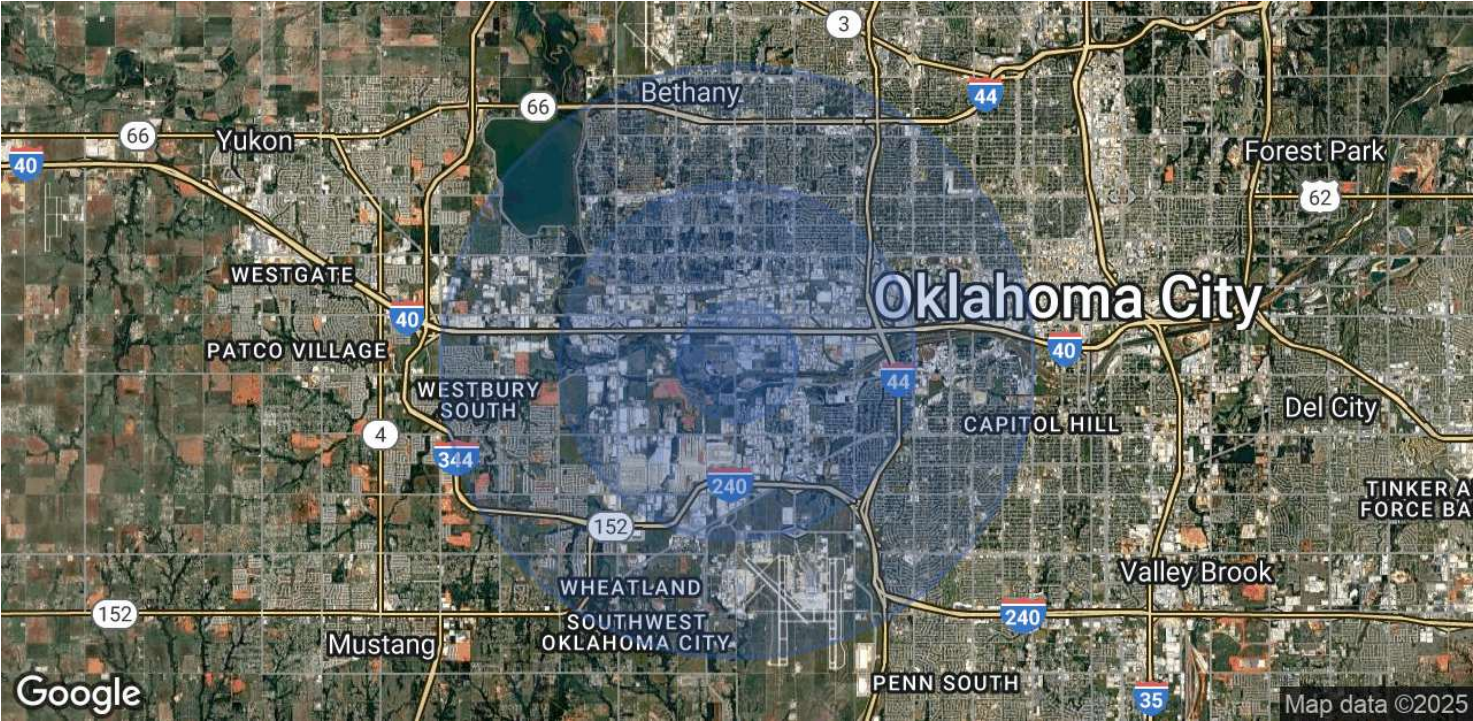
VEHICLES PER DAY (VPD)



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,914	41,230	174,635
Average Age	36	35	36
Average Age (Male)	35	34	35
Average Age (Female)	36	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	837	15,704	64,999
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$80,371	\$58,186	\$66,581
Average House Value	\$205,366	\$140,804	\$177,228

Demographics data derived from AlphaMap