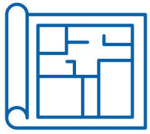


FOR SALE | DEL CITY LAND

SE 31st St & Epperly Dr, Del City, OK 73115

WIGGIN
PROPERTIES, LLC



2.61 AC

Lot Size



\$285,000
(\$2.50 psf)

Price

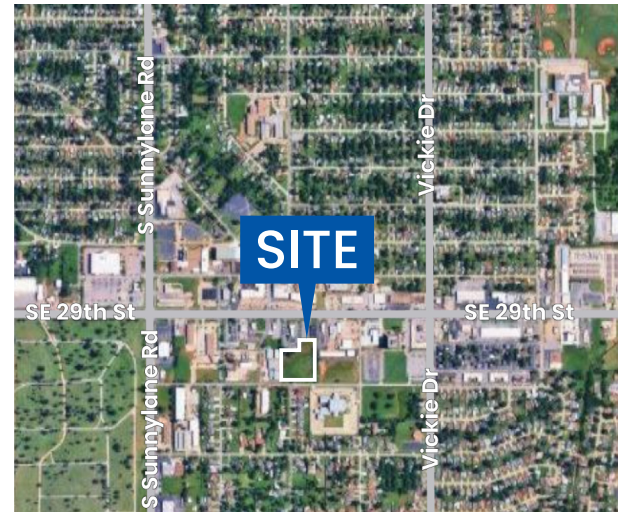


Land

Property Type

HIGHLIGHTS

- ✓ Shovel-ready site with utilities on site
- ✓ Conveniently located between I-40 & I-35
- ✓ Direct connectivity between OKC, MWC and Tinker AFB with 30,000 VPD
- ✓ High commercial density with strong mix of national and local businesses
- ✓ Zoning supports variety of opportunities
- ✓ Part of Del City's Focus Area redevelopment corridor



AREA DEMOGRAPHICS

	2025	1 Mile	3 Miles	5 Miles
Total Households		4,642	24,570	57,228
Total Population		11,346	62,376	144,420
Median HH Income		\$56,272	\$56,718	\$54,410

Ian Sioux

Advisor

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iansioux@wigginprop.com

Kale Streeter

Director of Investments

619.277.5087

kstreeter@wigginprop.com

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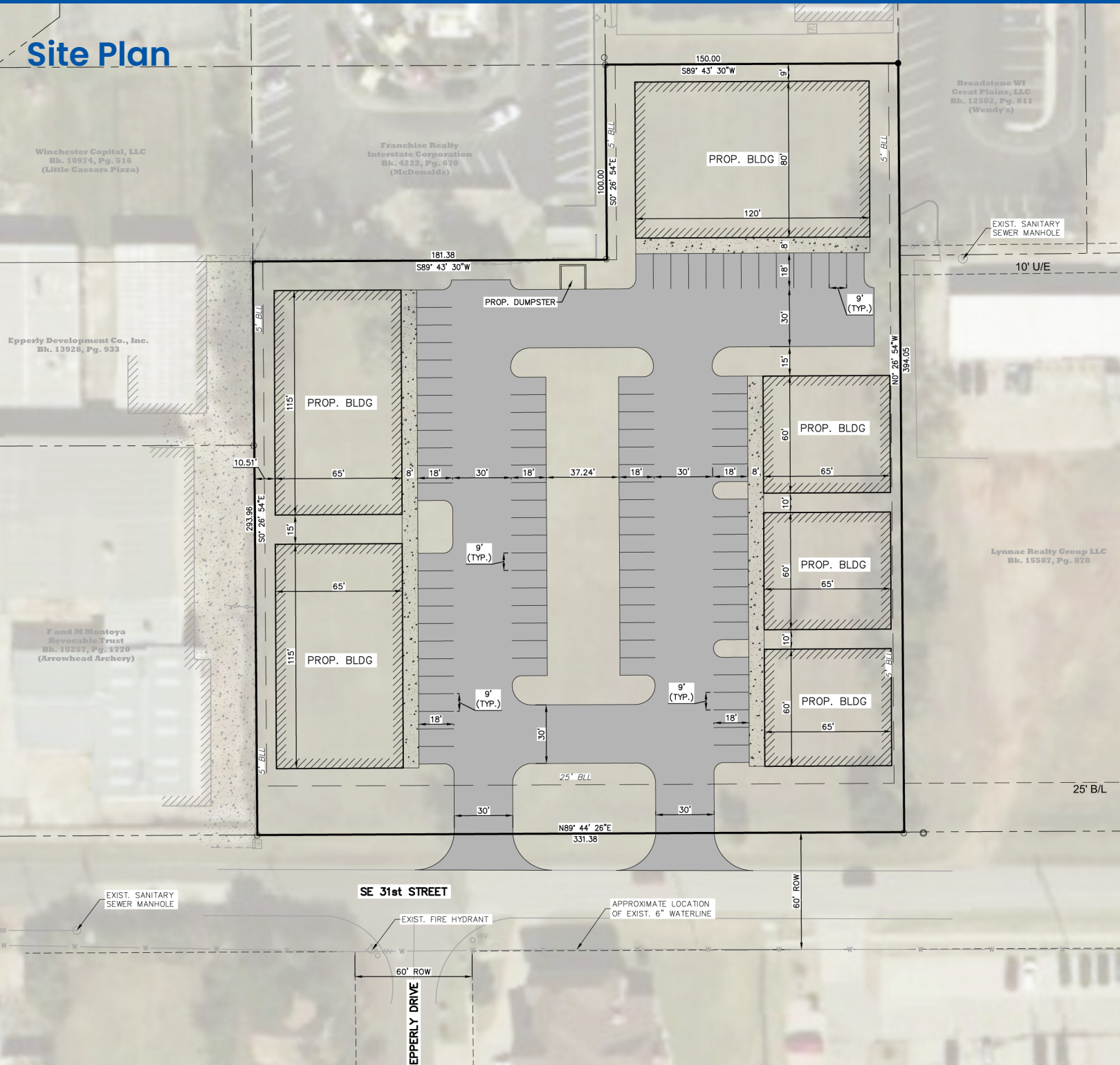
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Site Plan



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