



CREEK|CRE

LAND FOR SALE

950 NE 36TH ST

950 NE 36th St, Oklahoma City, OK 73105

1.25 Acres
+/-

ADEN STRUBLE

405.210.3910

aden@creekcre.com

600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

JUNE 25, 2024

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	54,450 SF
Zoning:	C-3

PROPERTY OVERVIEW

BUILT TO SUIT or FOR SALE. 1.25-acre parcel at the bustling intersection of NE 36th and Kelley. Located in one of the city's fastest-growing areas, this prime land offers unparalleled opportunities for development and investment. With high visibility and accessibility, it's perfect for commercial or mixed-use projects. Situated within the Tax Increment Finance (TIF) 9 Increment Area, enjoy significant tax advantages to boost your project's profitability. Available for sale or built to suit, this property provides flexibility to meet your specific needs. Seize this rare opportunity to secure valuable real estate in a thriving location, backed by tax incentives and immense growth potential. Contact us today to explore how this parcel can be the foundation of your next successful venture!

PROPERTY HIGHLIGHTS

- High Traffic Area
- Investment Appeal
- Located in Tax Increment Finance (TIF) 9 Increment Area

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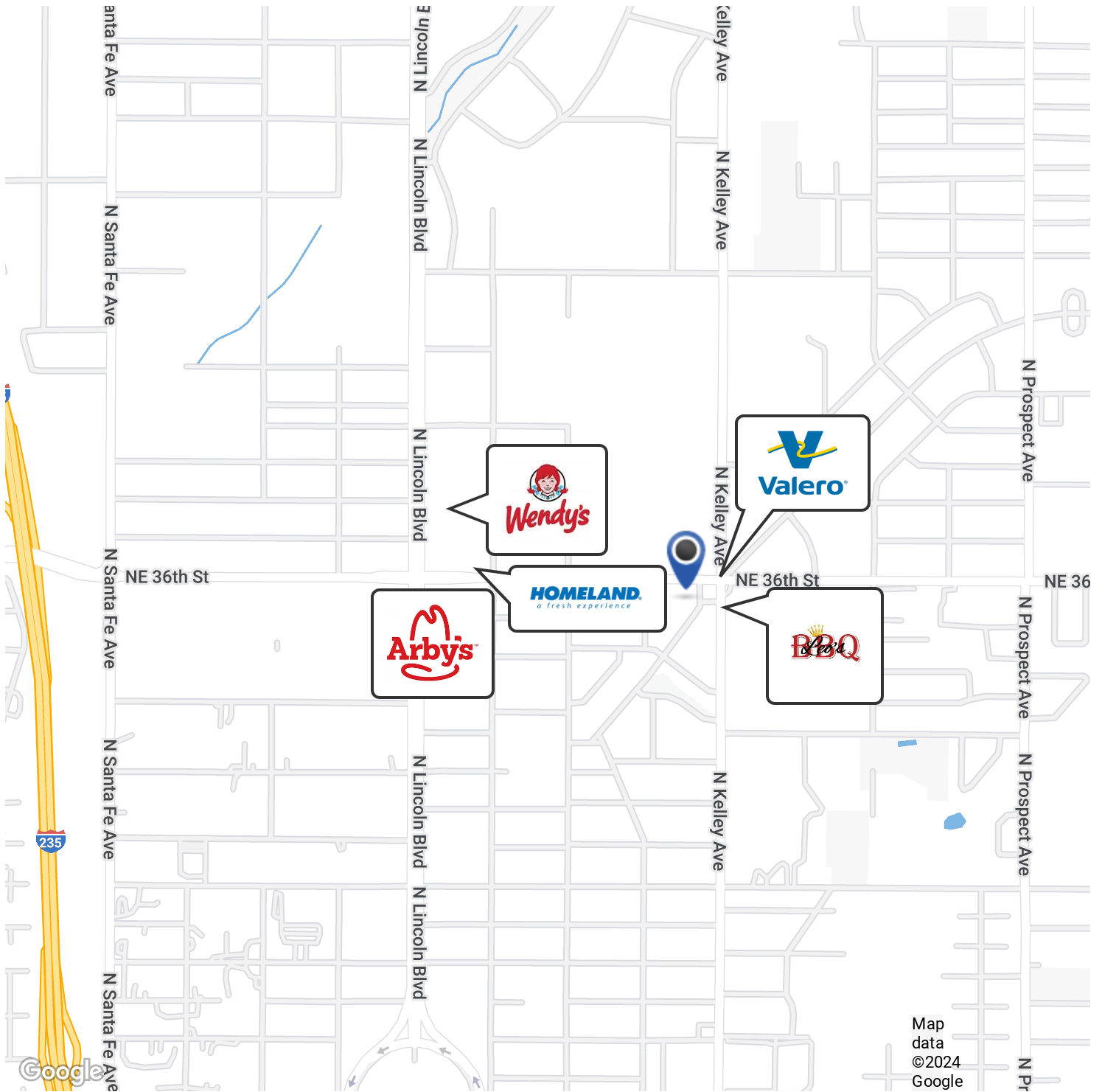
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ADDITIONAL PHOTOS



ADEN STRUBLE
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,934	27,851	56,629
Average Age	41	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,685	13,210	27,062
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$46,570	\$71,948	\$75,372
Average House Value	\$161,046	\$285,804	\$303,697

Demographics data derived from AlphaMap

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