

Soldier Creek Industrial Park

7385 23rd Street, Oklahoma City, OK 73141



Presented By:
Salt Real Estate



2.71± PRIME INDUSTRIAL ACRES | SOLDIER CREEK INDUSTRIAL PARK

Located within the Soldier Creek Industrial Park (“SCIP”) in Midwest City, this 118,359 SF industrial tract offers a rare combination of visibility, accessibility, development potential, and surrounding amenities. Positioned along the western boundary of SCIP, the property overlooks the SCIP City Park and mountain bike trails while providing exceptional frontage and access opportunities.

PROPERTY HIGHLIGHTS

2.71± Acres / 118,359 SF

Approximately 313’ of frontage along NE 23rd Street

Approximately 450’ of depth fronting Pinnell Avenue

Prime location within the growing Soldier Creek Industrial Park

Excellent access to major transportation corridors and the greater Oklahoma City metro

Scenic setting overlooking the SCIP City Park and trail system

Ideal for industrial, flex, service, distribution, or owner-user development

INCENTIVES & TAX ADVANTAGES

Located within a designated Federal Opportunity Zone

Potential federal capital gains tax advantages available to qualified investors

Various local, state, and federal economic development incentives may be available

Potential eligibility for:

Tax abatements

Industrial revenue bond programs

Infrastructure participation incentives

Economic development assistance programs

STRATEGIC LOCATION

Positioned within one of the metro’s emerging industrial growth corridors

Convenient access to:

Tinker Air Force Base

Interstate 40

Downtown Oklahoma City

Major aerospace, manufacturing, and logistics employers

There are very few remaining opportunities to acquire highly visible industrial land within SCIP offering both development flexibility and potential incentive advantages.

Price: \$304,000

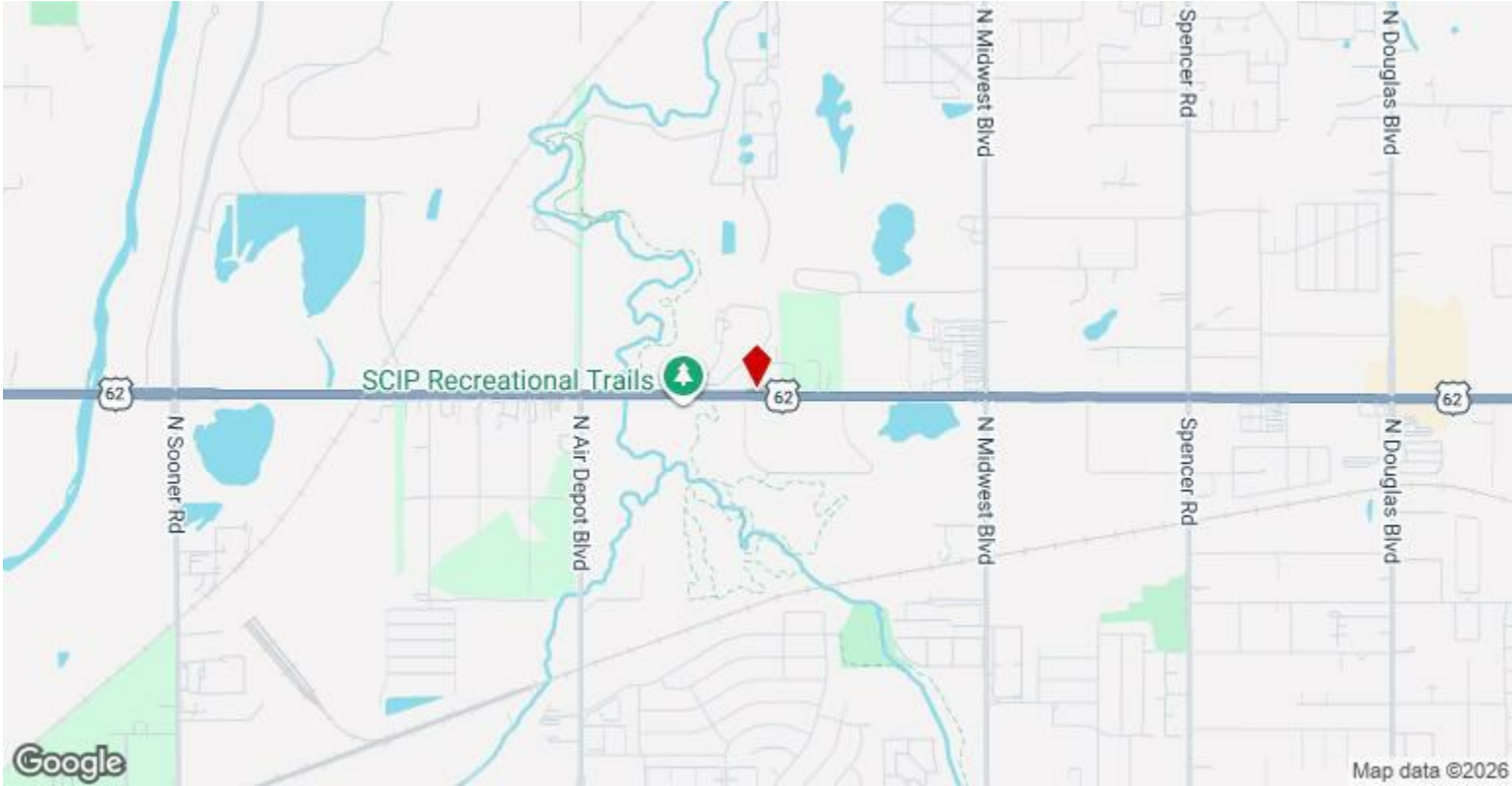
View the full listing here: <https://www.loopnet.com/Listing/7385-23rd-Street-Oklahoma-City-OK/40494178/>

Price:	\$304,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Industrial
Sale Type:	Investment
Total Lot Size:	2.71 AC
No. Lots:	1
Zoning Description:	PUD

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Location



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Property Photos



2026-05-12_11-15-26



2026-05-12_11-30-23

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