

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|---------------|------------------|
| Sale Price: | \$895,000 |
| Usable Size: | ± 2.84 Acres |
| Lot Size: | ± 3.45 Acres |
| Price / Acre: | \$259,420 |
| Zoning: | PUD - 1525 (C-3) |

PROPERTY OVERVIEW

This ±3.45-acre site is located in South OKC and is conveniently adjacent to other major retailers. With a SPUD in place, the site offers the flexibility of C-3 zoning. The lot has been cleared, and the seller has also provided the retention pond, streamlining the development process and reducing infrastructure costs. Approximately 2.84 acres of the site are usable for development, providing a strong building footprint. The site is also available for built-to-suit opportunities.

PROPERTY HIGHLIGHTS

- Seller will Build-To-Suit
- Adjacent to other Major Retailers
- ± 295 ft. of Frontage on South Pennsylvania Ave
- Retention Provided & Ready for Development

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3.45 ACRES MOL - RETAIL, OFFICE, OR BTS
12327 SOUTH PENNSYLVANIA AVENUE | OKLAHOMA CITY, OK 73170

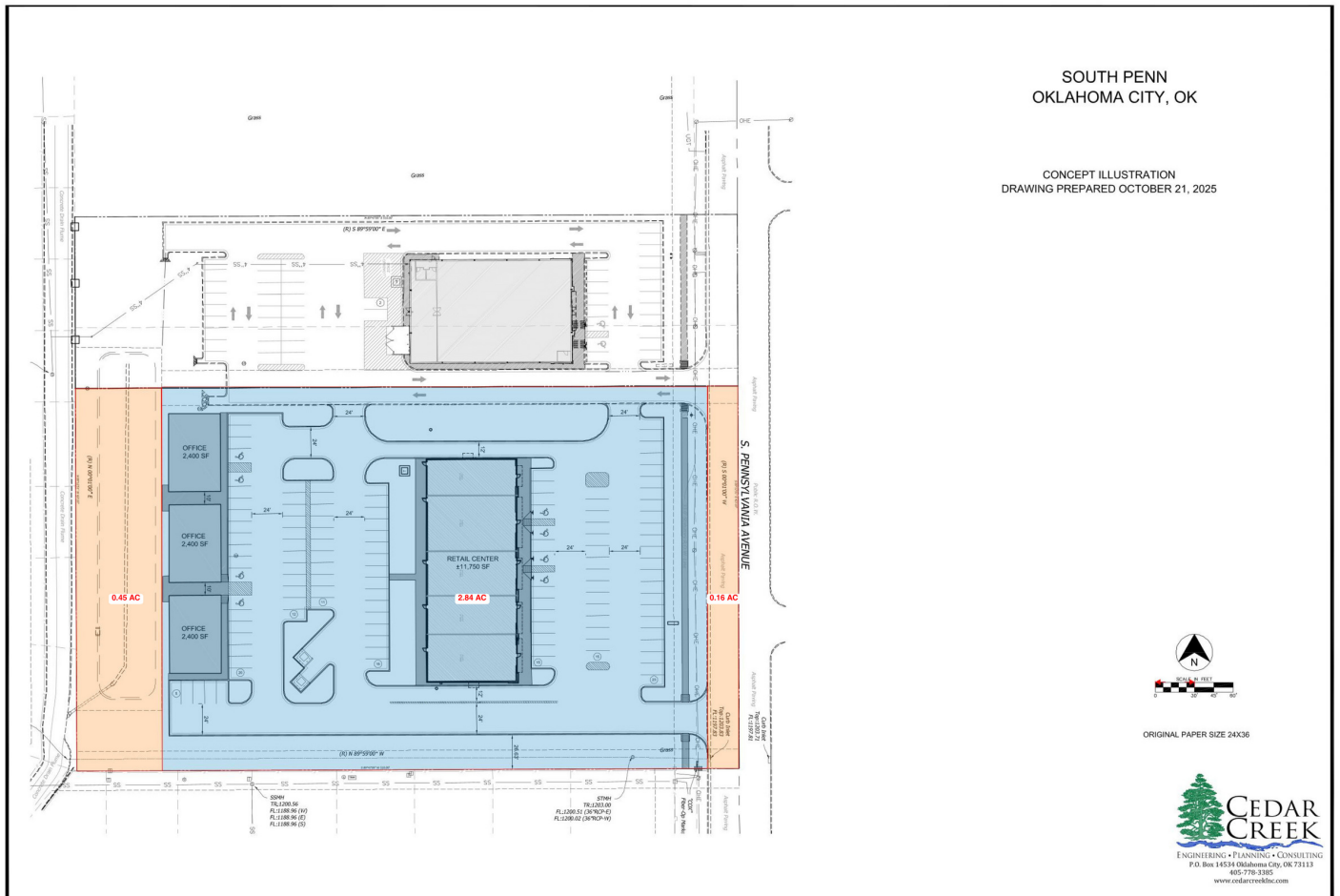


ADDITIONAL PHOTOS



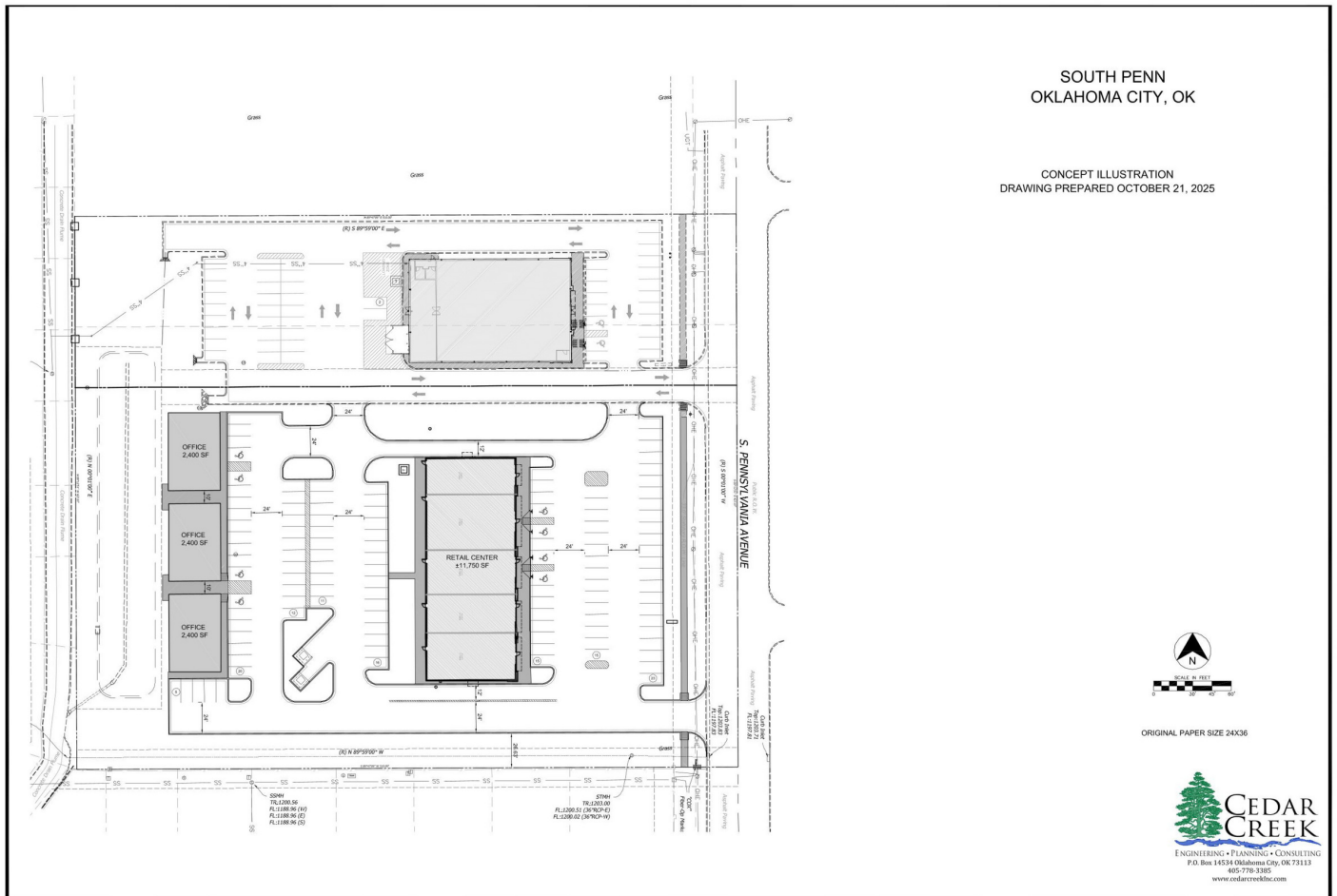
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SITE PLANS



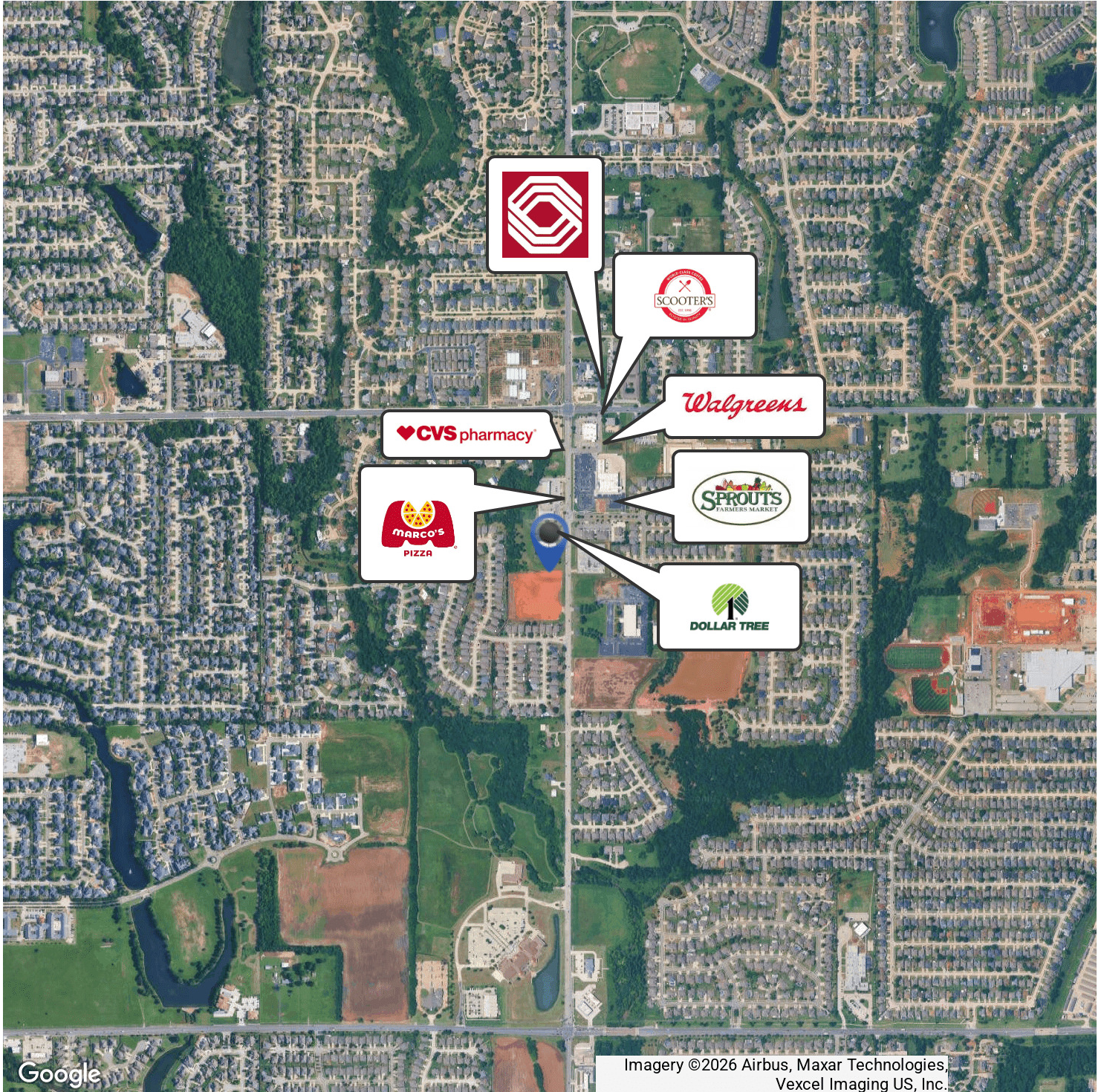
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RETAILER MAP



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