

918-928 NW 23RD STREET

918 NW 23rd St, Oklahoma City, OK 73106

LAND FOR SALE



PROPERTY DESCRIPTION

The Greyhound Group is pleased to offer this 0.45 acres development site at 918 NW 23rd Street. This property is located within Oklahoma City's Uptown 23rd District. Uptown 23rd is sandwiched between the historic neighborhoods of Heritage Hills, Mesta Park, and the Paseo Arts District; providing the opportunity to serve wide demographic cohorts. Uptown 23rd has experienced an impressive turnaround with anchor redevelopments spurring more growth, investment, and traffic to the area. Projects such as the Tower Theater regularly hosts events bringing thousands of people to the District Ground-up developments such as Dunkin' and Starbucks have seen success and patronage from the locals; however commuter and lunchtime traffic remains the demand driver for eateries. This development site has many potential uses including QSRs, neighborhood retail, apartments, or mixed-use.

Uptown 23rd is currently undergoing a complete streetscape project, improving traffic flow, on-street parking, pedestrian safety, and landscaping. The \$10MM renovation spanning from Broadway to Western Avenue will improve the District's appearance and functionality, driving higher traffic volume and increased patronage.

PROPERTY HIGHLIGHTS

- Corner Property, with improved alley access
- Structures recently demolished
- High lunchtime eatery demand
- Streetscape improvements underway

OFFERING SUMMARY

SALE PRICE:	\$845,000
PRICE PER SF	\$42.92
LOT SIZE (SF):	19,689.12 SF
LOT SIZE (ACRE):	0.452 Acres
ZONING	C-3
TRAFFIC COUNT	22,548 VPD

Ian Duty-Dean

Managing Broker

405.928.6210

ian@greyhound.group

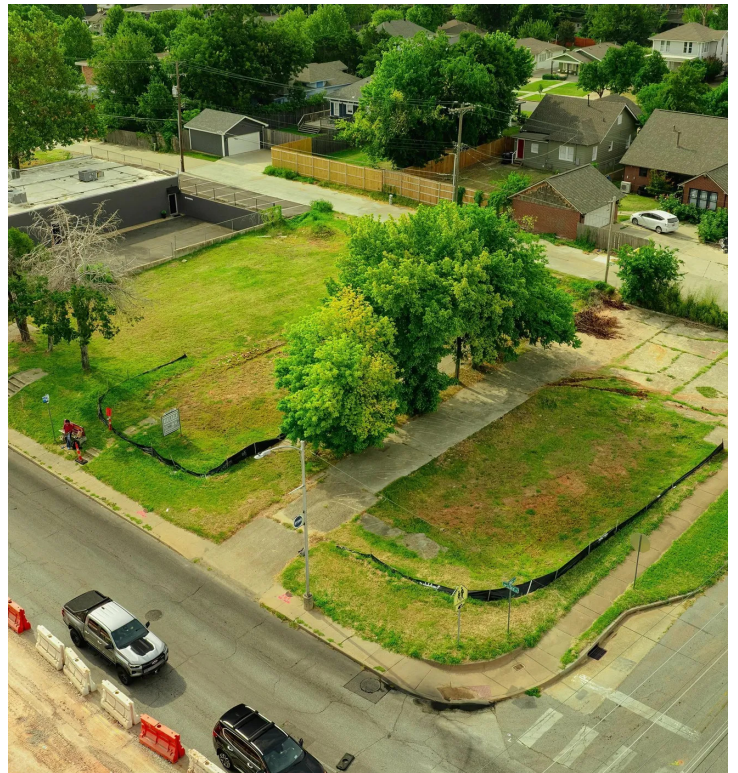


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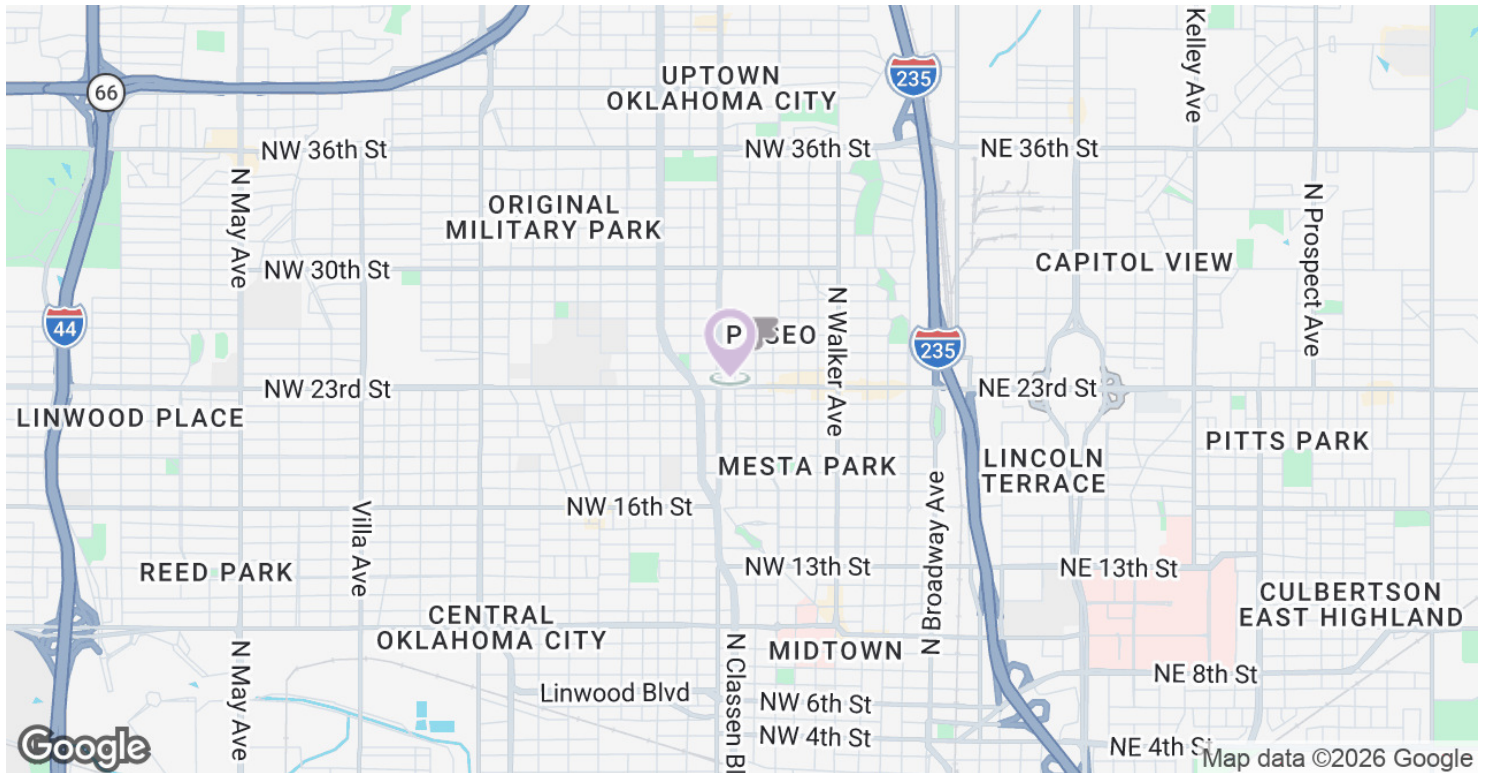


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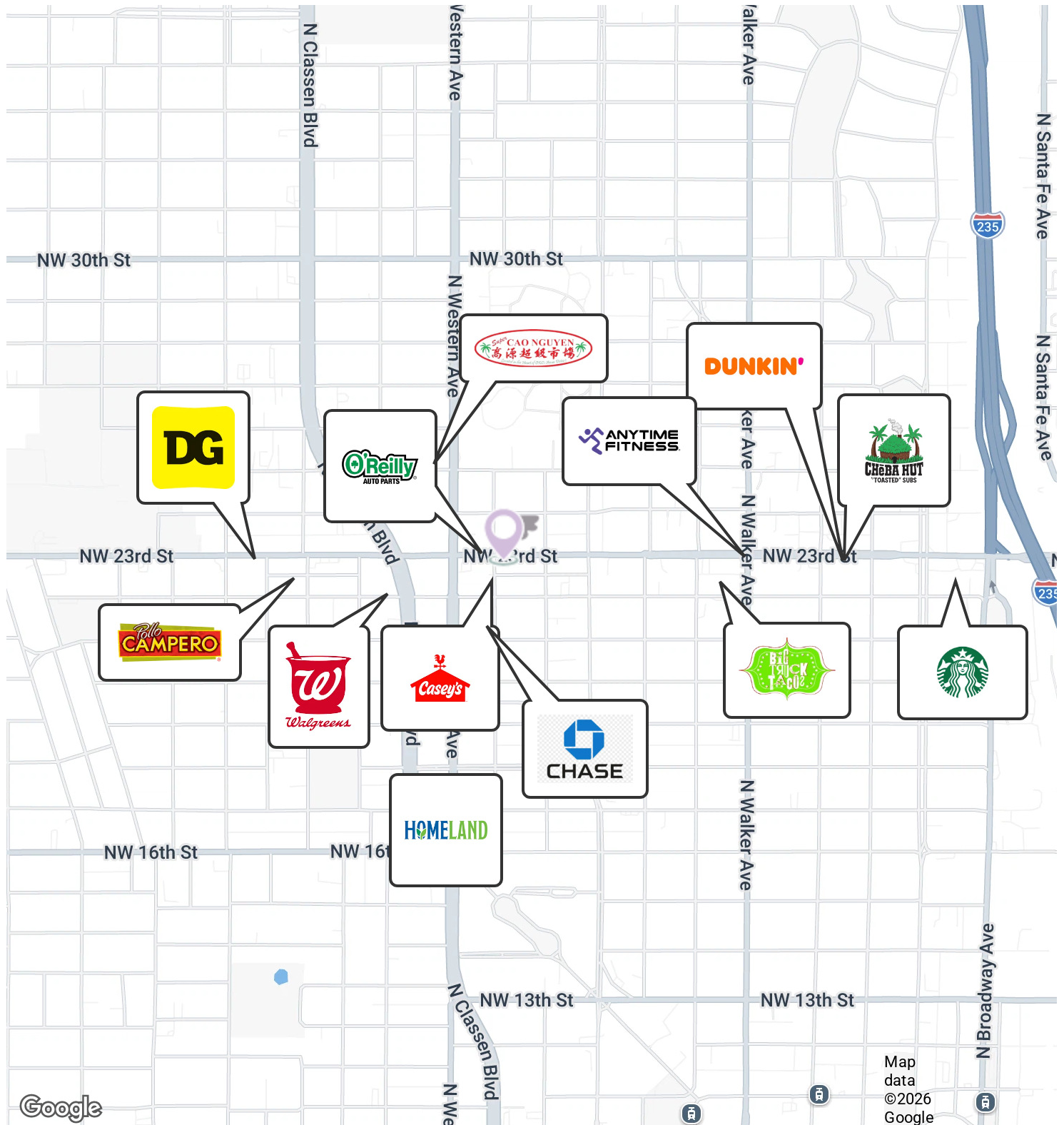


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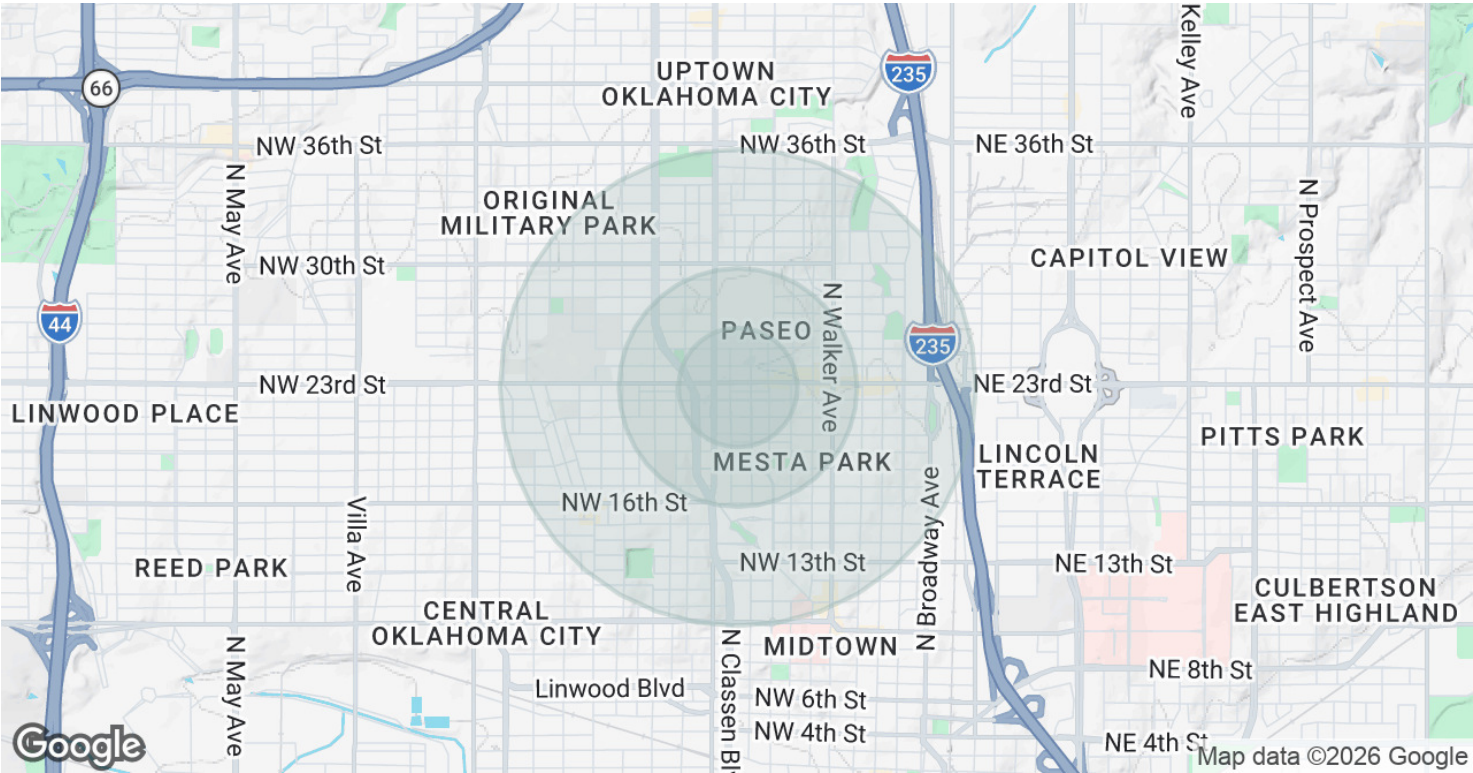


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	985	4,086	15,221
AVERAGE AGE	33.6	34.4	33.5
AVERAGE AGE (MALE)	33.7	34.8	33.7
AVERAGE AGE (FEMALE)	33.2	33.7	33.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	515	2,164	7,591
# OF PERSONS PER HH	1.9	1.9	2.0
AVERAGE HH INCOME	\$108,113	\$97,754	\$99,548
AVERAGE HOUSE VALUE	\$417,768	\$385,202	\$385,937

2023 American Community Survey (ACS)

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IAN DUTY-DEAN

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OK #171793

PROFESSIONAL BACKGROUND

Ian Duty-Dean earned his degree at the University of Oklahoma in multi-disciplinary studies focused on Construction Science and Finance. Ian began his career in commercial real estate during an internship at the Oklahoma City Urban Renewal (OCURA), a public-private partnership charged with the revitalization of Oklahoma City's urban neighborhoods. The experience and exposure to the industry lead him to becoming a broker at Land Run Commercial. At Land Run, his primary focus was retail leasing in the Oklahoma City metro and tertiary markets. While at Land Run Ian worked on redevelopment projects that helped spur the larger revitalization OKC's Uptown District. Ian joined ADEPT Commercial Real Estate in 2018 as a Senior Advisor, later becoming Director of brokerage sales and leasing. While at ADEPT Ian brokered deals in retail, office, industrial, multi-family and land. In 2023 he founded The Greyhound Group, a full-service commercial real estate firm offering brokerage, development and property management services. Ian brings a wealth of knowledge; by focusing on the mutual success of tenants and landlords, he positions assets to maximize their value, retains and attracts high quality tenants.

EDUCATION

University of Oklahoma - Multidisciplinary Studies

MEMBERSHIPS

Urban Land Institute
Commercial Real Estate Council of Oklahoma City
International Council on Shopping Centers
YMCA of Greater OKC - Downtown District Advisory Council
Automobile Alley Board of Directors
Oklahoma Contemporary Arts Center - Facilities Committee

The Greyhound Group

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