

FOR SALE

N Wilburn Ave

+/- 1.23 AC

CARLSON
BUSINESS PARK
- PAD SITE

7271 NW 23RD ST, BETHANY, OK 73008

NW 23rd St

Western Oaks
Middle School

Western Oaks
Elementary

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BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

BANTA
Property Group

ZACK CONROY

253.549.8701

ZACK@BANTAPROPERTYGROUP.COM

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

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OFFERING SUMMARY

Sale Price:	\$430,000
Lot Size:	1.23 Acres
Price / Acre:	\$349,593
Year Built:	2022
Zoning:	C-G
Market:	Oklahoma City
Submarket:	Northwest
Traffic Count:	17,817

PROPERTY OVERVIEW

Potential to develop up to two freestanding buildings—ideal for medical practices or wide-ranging retail users. The pad site offers not just exposure — but embedded relevance — for users looking to plug into a corridor that’s already driving volume and visibility. The site enjoys excellent connectivity, with NW 23rd Street serving as a major east-west thoroughfare and between N Council and N Rockwell, two key north-south commercial corridors. The proximity to I-40 and Route 66 ensures easy access to and from the location.

At the corner of NW 23rd Street and N Wilburn Avenue — a high-traffic, high-visibility intersection at the center of Bethany’s most active commercial corridor. The land sits within the new Carlson Business Park, offering an irreplaceable foothold surrounded by schools, healthcare hubs, and active retail.

PROPERTY HIGHLIGHTS

- Exposure and strategic placement
- Shovel-ready pad in sought-after corridor
- Owner is open to build-to-suit options.

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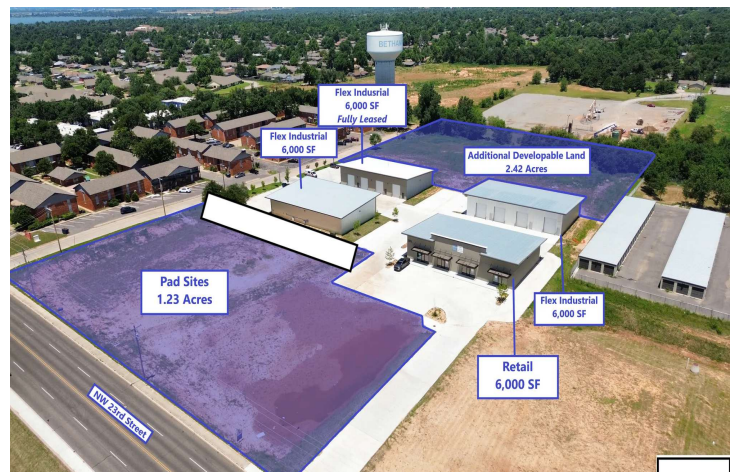
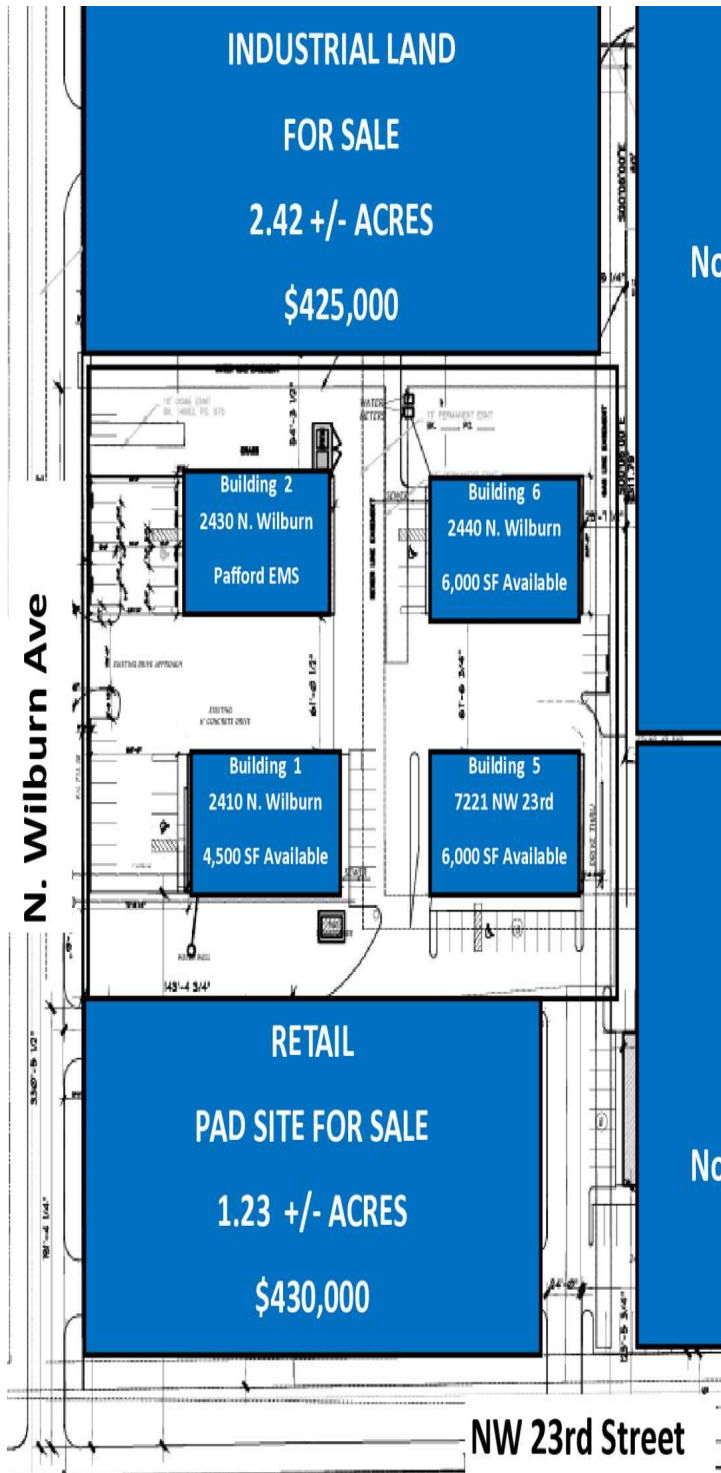
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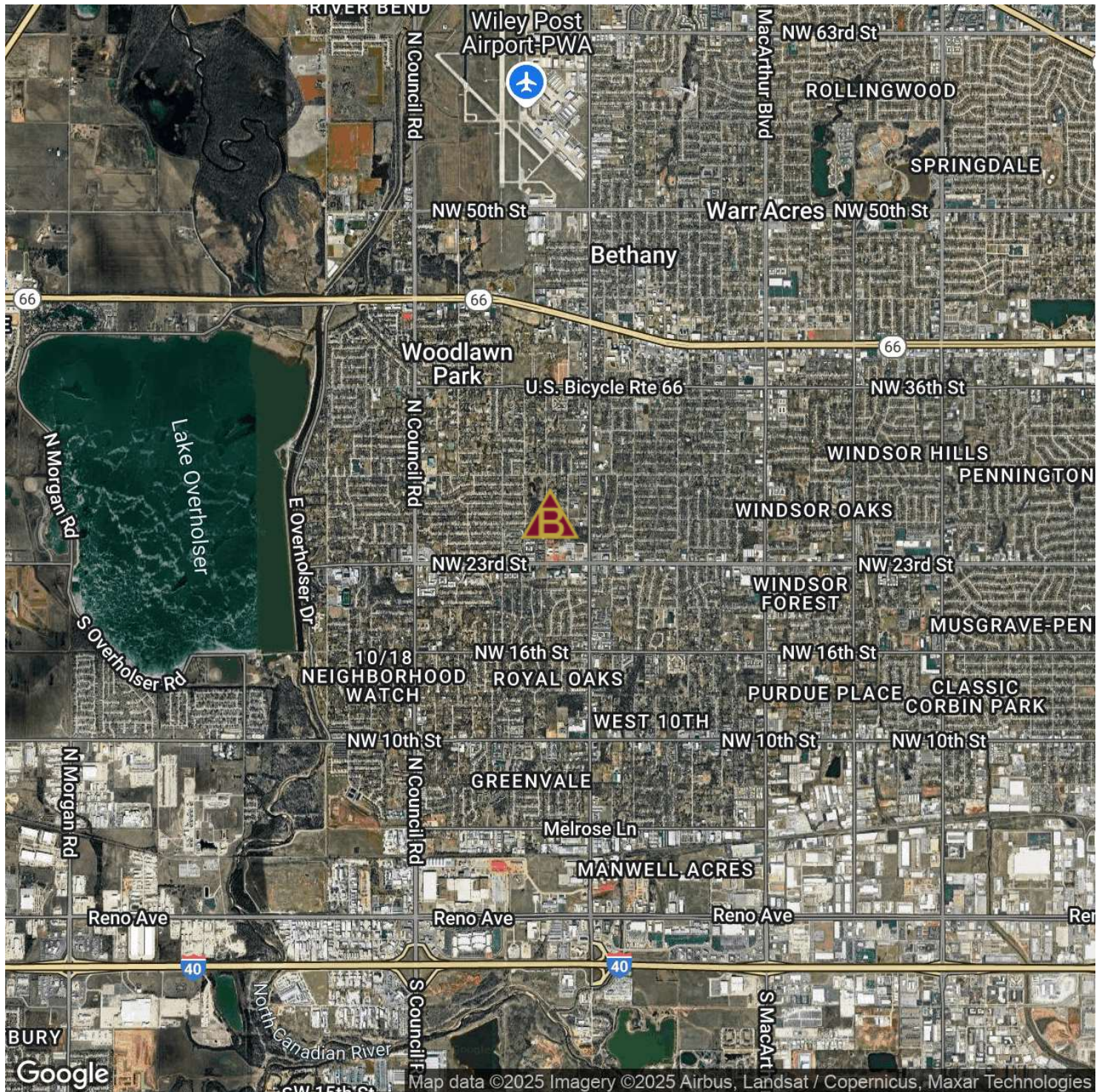
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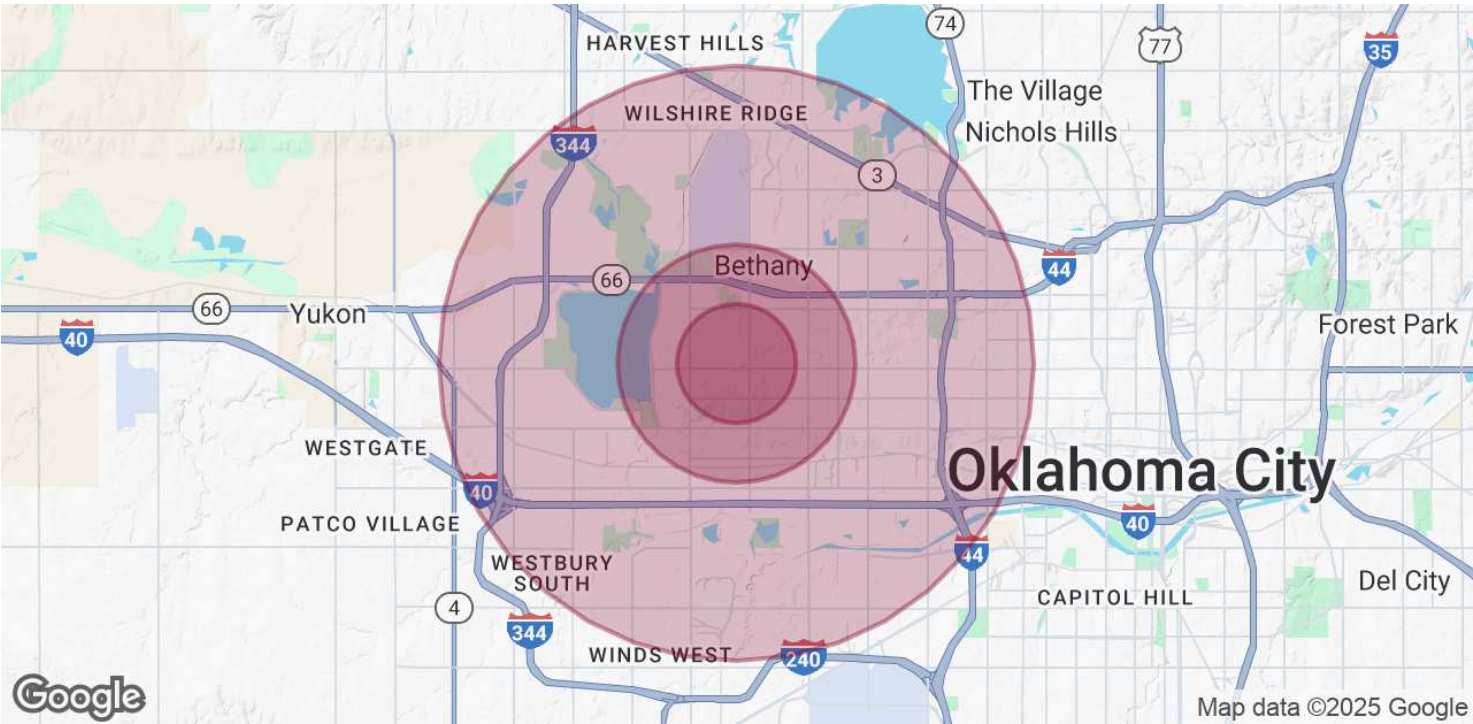
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POPULATION	1 MILE	2 MILES	5 MILES
Total Population	14,593	44,998	176,929
Average Age	39	37	37
Average Age (Male)	37	36	36
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
Total Households	5,764	17,347	70,906
# of Persons per HH	2.5	2.6	2.5
Average House Value	\$182,795	\$192,712	\$212,164

TRAFFIC COUNTS	
N Rockwell Ave	17,817/day

Demographics data derived from AlphaMap