



## 7800 S. Sooner Road

Oklahoma City, Oklahoma 73135

### PROPERTY HIGHLIGHTS

- Near Oklahoma Heart Hospital South Campus-46 Beds
- Near Liberty Creek Village-a New 516 Unit Luxury Apartment Complex
- Near Tinker Air Force Base-Daytime Population 32,368
- 2 Miles from New \$500 Million Business Park Development
- Call for Build-to-Suit Information

Tract 2: 1 Acre MOL  
Tract 3: 0.84 Acres MOL  
Tract 4: 1 Acre MOL  
Tract 5: 3.37 Acres MOL  
Tract 6: 1.24 Acres MOL  
Tract 7: 3.23 Acres MOL  
**TOTAL: 10.68 ACRES MOL**

**Zoned: Commercial/Mixed Use**

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**David Hartnack**  
+1 405 761 8955  
davidh@naisullivangroup.com

**Sam Swanson**  
+1 405 208 2046  
sam@naisullivangroup.com

**Nathan Wilson**  
+1 405 760 5327  
nathan@naisullivangroup.com

4045 N.W. 64th Street, Suite 340  
Oklahoma City, OK 73116  
[www.naisullivangroup.com](http://www.naisullivangroup.com)

+1 405 840 0600 OFFICE  
+1 405 840 0610 FAX



**LIBERTY CREEK VILLAGE (1/4 Miles)**

- 6929 S. Sooner Road-OKC 73135
- 516 Units Luxury Multi-Family Property
- 89% Occupied
- Open June 2021
- Features 1, 2 & 3 Bedroom Apartments with Attached Garages
- 95% Pre-Leased

**TINKER AIR FORCE BASE (2 Miles)**

- 32,368 Total Personnel within Tinker Air Force Base
- 7,634 Military, 5,674 Military Dependents & 19,060 Civilians

**OKLAHOMA HEART HOSPITAL**

- 5200 E. I-240 Service Road
- 163,000 Square Feet
- 46 Private Patient Rooms

## LOCATION HIGHLIGHTS

- Surrounded by Residential
- Frontage: 327' on Sooner Road & 1,240' on I-240

Population	1 Mile: 6,348	3 Miles: 40,162	5 Miles: 111,825
Average Household Income	1 Mile: \$81,509	3 Miles: \$58,687	5 Miles: \$51,207
Total Households	1 Mile: 2,331	3 Miles: 13,933	5 Miles: 41,848

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**David Hartnack**  
+1 405 761 8955  
davidh@naisullivangroup.com

**Sam Swanson**  
+1 405 208 2046  
sam@naisullivangroup.com

**Nathan Wilson**  
+1 405 760 5327  
nathan@naisullivangroup.com

4045 N.W. 64th Street, Suite 340  
Oklahoma City, OK 73116  
[www.naisullivangroup.com](http://www.naisullivangroup.com)

+1 405 840 0600 OFFICE  
+1 405 840 0610 FAX