

# 10408 BROADWAY EXTENSION OKLAHOMA CITY, OK 73114

Office Land For Sale

2.67 Acres MOL

Sales Price: \$700,000 (\$6.02/SF)



# NAIRED

COMMERCIAL  
REAL ESTATE

# NAIRED

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CADE FLESNER

760.889.2305

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## PROPERTY HIGHLIGHTS

- Zoned: PUD-219
- Zoning Allows for C-3 Community Commercial & O-2 General Office
- Water & Sewer to Site
- 147.60' of Frontage on Broadway Extension

## LOCATION HIGHLIGHTS

- Easy Access to Kilpatrick Turnpike
- Close to Medical Community
- North of Britton Road & South of Hefner Road
- Immediately South of Renaissance Salon & Spa

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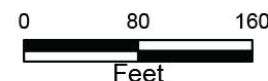




Oklahoma City  
Water  
Utilities Trust

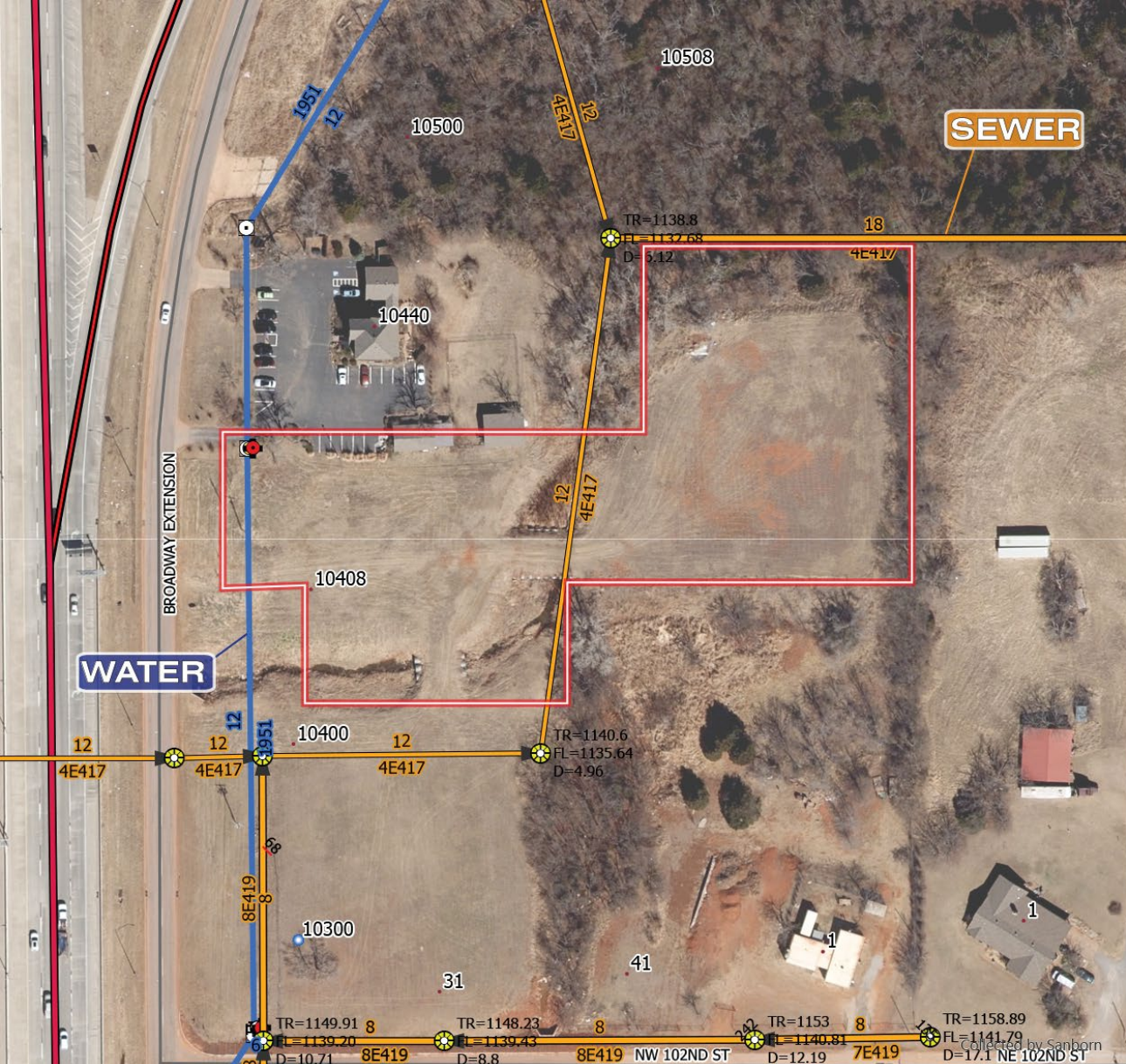
## ATLAS

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### Legend

- Wastewater Main
- Wastewater Main
- Fire Hydrant
- Water Main



## DEMOGRAPHICS

|                          | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------|----------|----------|----------|
| POPULATION               | 3,754    | 47,924   | 146,673  |
| AVERAGE HOUSEHOLD INCOME | \$42,288 | \$71,781 | \$85,459 |
| TOTAL HOUSEHOLDS         | 1,489    | 21,580   | 65,559   |

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