



**REDUCED** Sales Price: \$139,000  
(\$248,214.29/Acre)

Traffic Count: 13,563 CPD

Traffic Count: 13,303 CPD

**12210 S. Western Avenue**  
Oklahoma City, Oklahoma 73170

### PROPERTY HIGHLIGHTS

- **0.56 Acres MOL**
- Zoned: SPUD-74
- Fully Developed Lot
- Off Site Water Retention Available
- Utilities to Site
- Rough Grading & Roadwork Completed

### LOCATION HIGHLIGHTS

- 8 Minutes from I-35
- 15 Minutes from I-240
- 15 Minutes from Will Rogers Airport
- 20 Minutes from I-40
- 20 Minutes from Downtown OKC
- 20 Minutes from the University of Oklahoma

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4045 N.W. 64<sup>th</sup> Street, Suite 340  
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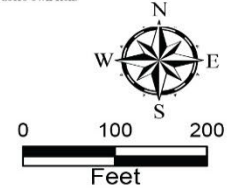




Oklahoma City  
Water  
Utilities Trust

- Hydrant
- Dead End Hydrant
- Water Meter
- Abandoned WM
- Mustang WM
- Water Main
- Removed WM
- RCB
- Inlet Box
- Storm Sewer Manhole
- Grated Inlet
- Storm Pipe Line

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Created by: Rene' Craddock



Population	1 Mile: 12,162	3 Miles: 94,372	5 Miles: 180,831
Average Household Income	1 Mile: \$85,339	3 Miles: \$81,392	5 Miles: \$75,311
Total Households	1 Mile: 4,925	3 Miles: 37,321	5 Miles: 69,616

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