



3601 N.E. 63rd Street

Oklahoma City, Oklahoma 73121

PROPERTY HIGHLIGHTS

- **82 Acres MOL**
- Zoned: Agricultural & I-2
- Great Location for Residential Development
- Approximately 1,300 feet of Frontage along N.E. 63rd Street
- Western 25 Acres Ideal for Sports Fields
- Northwest Corner of Property is Zoned I-2
- Parcel May be Split Up for Multiple Uses

LOCATION HIGHLIGHTS

- Minutes from:
 - I-35 and I-44 Interchange
 - Oklahoma City Zoo, USA Softball Complex and Remington Park

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EXECUTIVE SUMMARY

We have for sale 82 acres of land at 3601 N.E. 63rd Street, near the Oklahoma City Zoo and Lake Aluma, ripe for development opportunities. This large parcel is just east of the I-35 and I-44 junction and has the Deep Fork River running through it. A number of upscale homes have been built just east of the parcel. This land could be subdivided for residential, recreational, and industrial uses.

Residential Development

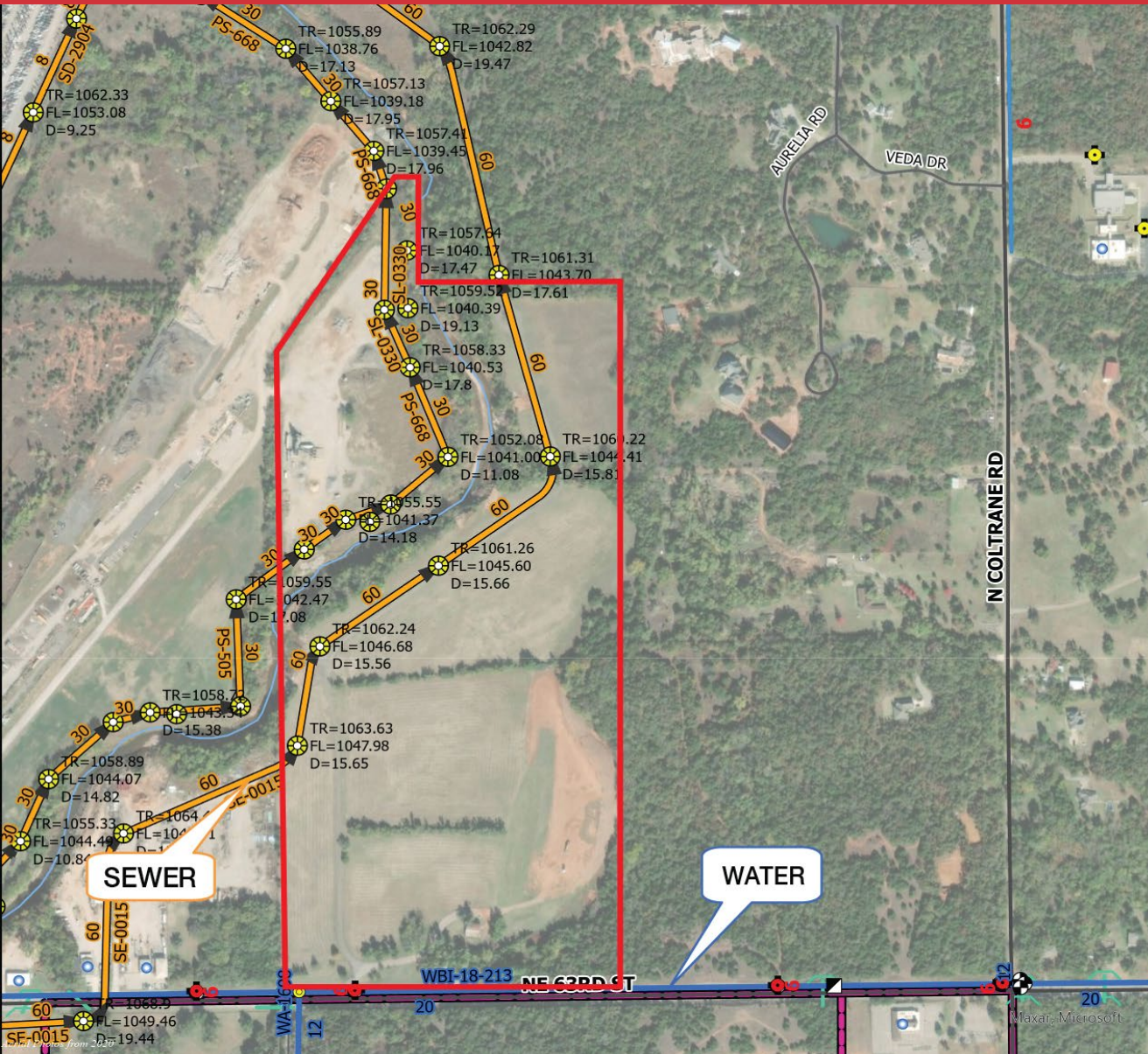
A wonderful opportunity to build residential housing on approximately 33 acres along the east boundary of the property. Water and sewer infrastructure is available on cleared land. With the increase of Oklahoma City's population, more home buyers are looking to Northeast Oklahoma City to build their dream home. 3601 N.E. 63rd has 33 acres of prime land to provide housing.

Recreational Development

A perfect sports complex location for baseball, softball, soccer fields and more on approximately 27 acres that is in the flood plain. As development increases in Northeast Oklahoma City, demand increases for well-located youth sports facilities. These 27 acres would allow multiple fields and parking.

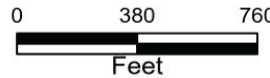
Industrial Development

The northwest corner of the parcel has 20 acres separated from the rest of the property by the North Fork River. This land is zoned I-2, and is covered by gravel. This is ideal for industrial outdoor storage (IOS).



ATLAS

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- Legend**
- Abandoned/Remove
 - Wastewater Main
 - Abandoned/Remove
 - Fire Hydrant
 - Private Hydrant
 - Water Main

Population	1 Mile: 342	3 Miles: 10,857	5 Miles: 63,494
Average Household Income	1 Mile: \$99,511	3 Miles: \$89,546	5 Miles: \$79,245
Total Households	1 Mile: 157	3 Miles: 4,180	5 Miles: 27,630

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