



8230 S. Klein Avenue

Oklahoma City, Oklahoma 73139

PROPERTY HIGHLIGHTS

- **3.15 Acres MOL**
- Cleared & Ready to Develop
- Zoning: SPUD-818
- Land Zoned for Independent Senior Living
- 1 Site Plan Submitted with SPUD during Re-Zoning (Alternate Layout Available)
- Master Development Plan Available
- 1 Parking Space/Unit



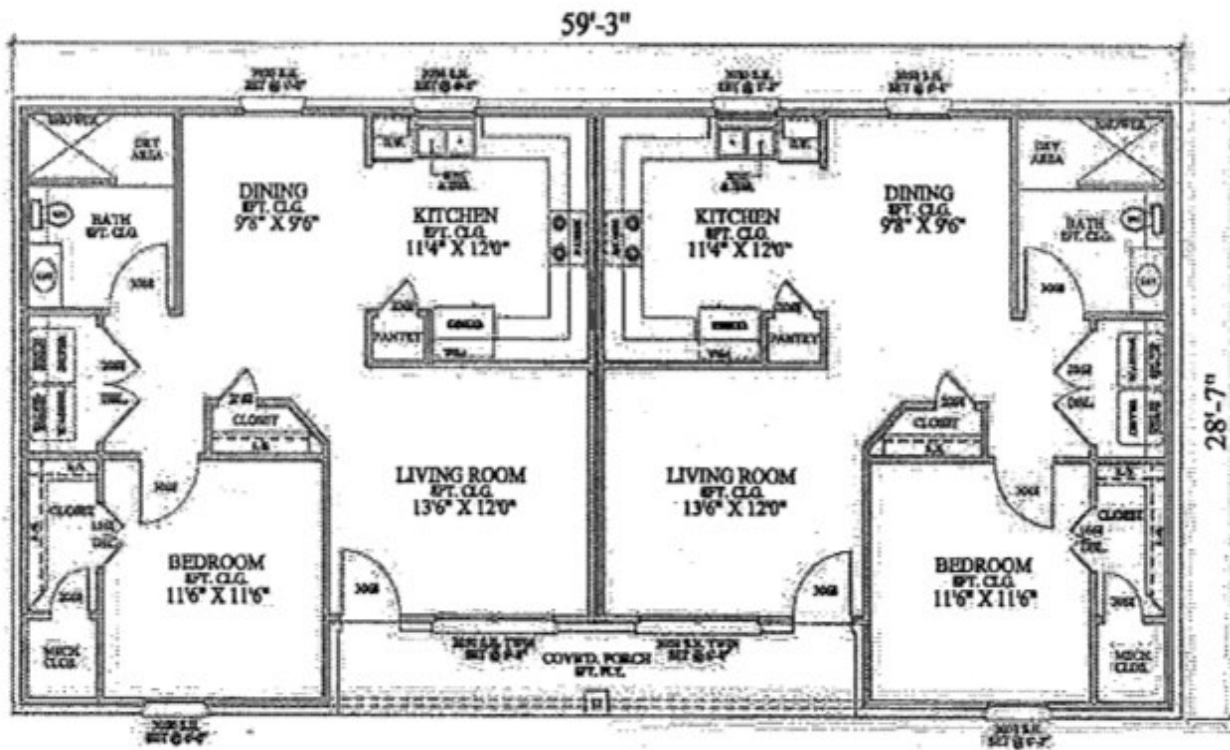
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FRONT VIEW

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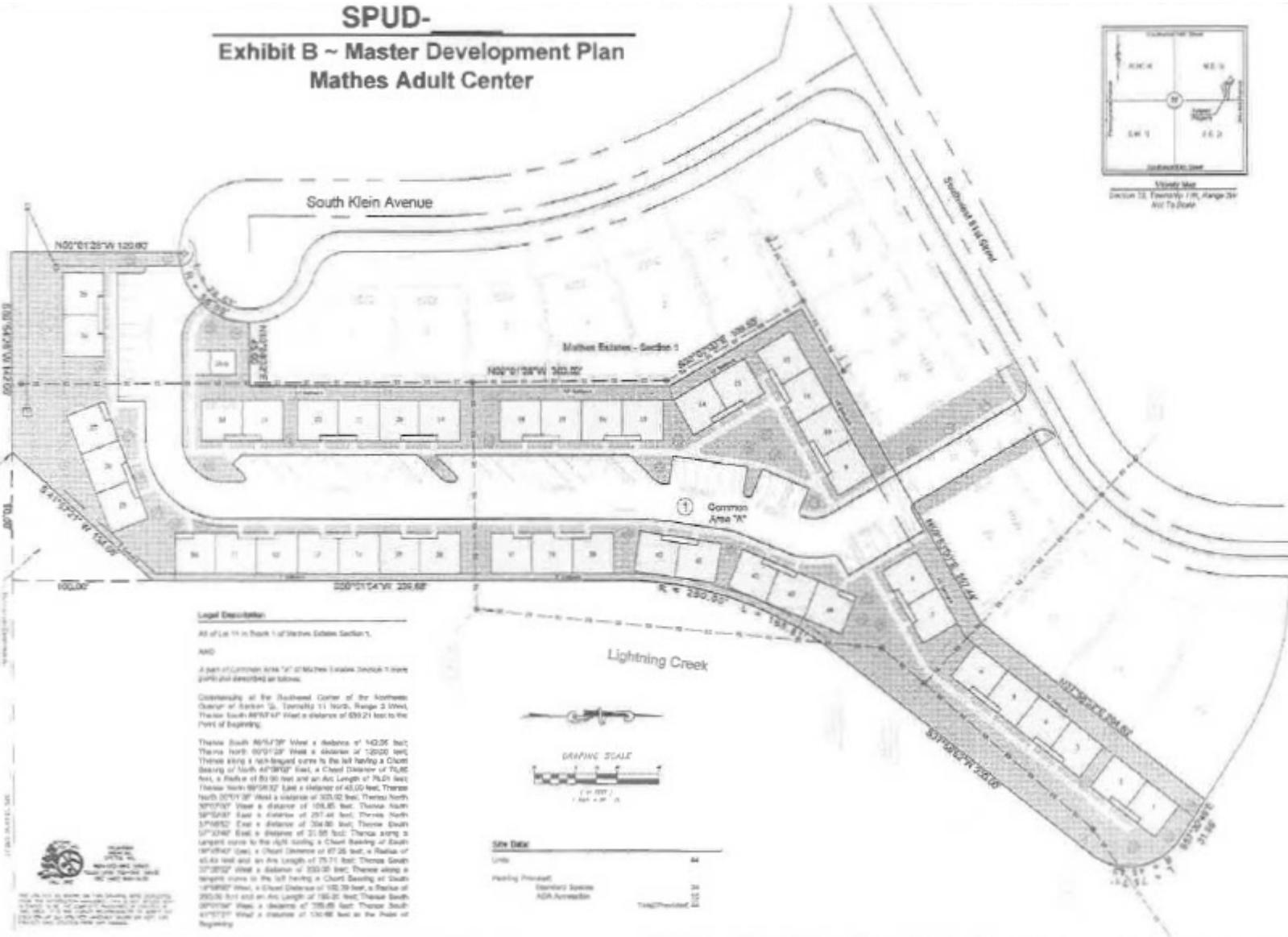
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SPUD-
Exhibit B ~ Master Development Plan
Mathes Adult Center



Nearest Site
Section 12, Township 17N, Range 28W
All To Show



Legal Description:
All of Lot 14 in Block 1 of Mathes Estates Section 12, Township 17 North, Range 28 West, Section 12, Township 17 North, Range 28 West, All To Show.

AND
A part of Common Area "W" of Mathes Estates Section 12, Township 17 North, Range 28 West, All To Show.

Containing all the Southeast Corner of the Northwest Quarter of Section 12, Township 17 North, Range 28 West, Section 12, Township 17 North, Range 28 West, All To Show.

Containing all the Southeast Corner of the Northwest Quarter of Section 12, Township 17 North, Range 28 West, Section 12, Township 17 North, Range 28 West, All To Show.

These South 89°54'30" West a distance of 142.00 feet; Thence North 89°54'30" West a distance of 120.00 feet; Thence East a 90-degree curve to the left having a Chord Bearing of South 47°00'00" West, a Chord Distance of 70.00 feet, a Radius of 80.00 feet and an Arc Length of 76.20 feet; Thence North 89°54'30" East a distance of 45.00 feet; Thence South 0°00'00" West a distance of 320.00 feet; Thence North 89°54'30" West a distance of 104.00 feet; Thence North 89°54'30" East a distance of 297.00 feet; Thence North 5°00'00" East a distance of 304.00 feet; Thence South 87°00'00" East a distance of 21.00 feet; Thence along a curved curve to the right having a Chord Bearing of South 89°54'30" West, a Chord Distance of 87.25 feet, a Radius of 45.00 feet and an Arc Length of 75.71 feet; Thence South 87°00'00" West a distance of 350.00 feet; Thence along a straight curve to the left having a Chord Bearing of South 10°00'00" West, a Chord Distance of 150.00 feet, a Radius of 280.00 feet and an Arc Length of 150.00 feet; Thence South 87°00'00" West a distance of 700.00 feet; Thence South 87°00'00" West a distance of 130.00 feet to the Point of Beginning.



Site Data:

Units	44
Parking Provided	34
Standard Spaces	34
ADA Accessible	8
Tramp/Protected	12

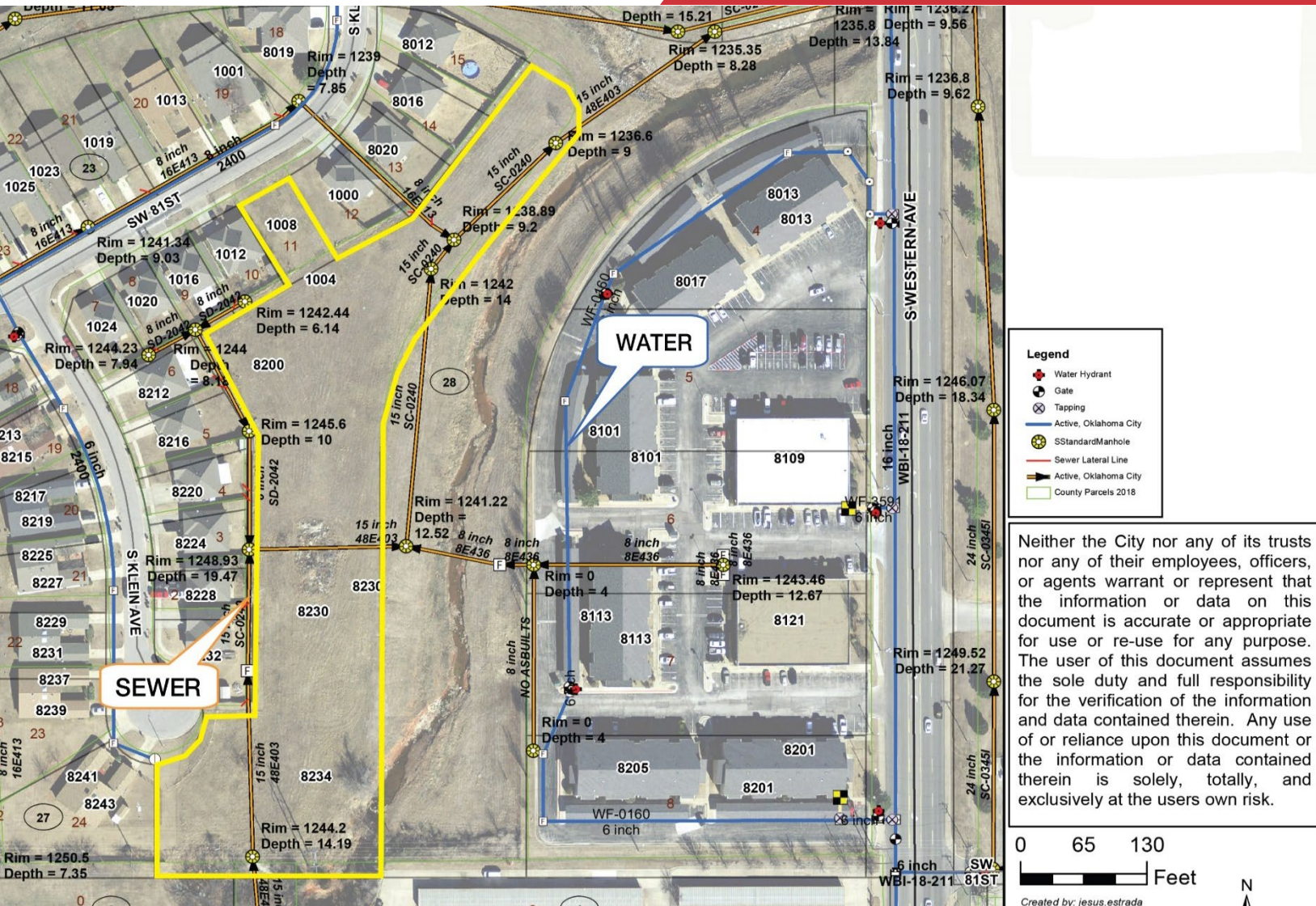
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LOCATION HIGHLIGHTS

- 1 Minute from I-240
- 5 Minutes from I-35
- 7 Minutes from I-44
- 10 Minutes from Will Rogers World Airport
- 15 Minutes from Downtown OKC
- 15 Minutes from Tinker Air Force Base
- 20 Minutes from University of Oklahoma Campus

Population	1 Mile:	3 Miles:	5 Miles:
	11,431	106,884	223,571
Average Household Income	1 Mile:	3 Miles:	5 Miles:
	\$56,516	\$61,474	\$64,137
Total Households	1 Mile:	3 Miles:	5 Miles:
	4,766	42,021	82,490

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