

# S.E. 89<sup>TH</sup> STREET & S. BRYANT AVENUE OKLAHOMA CITY, OK 73149

Industrial Land For Sale

Parcel 1: 7.92 Acres MOL: \$3,500,000

Parcel 2: 5.28 Acres MOL: \$689,990.40

Parcel 4: 35.35 Acres MOL: \$3,464,653.50

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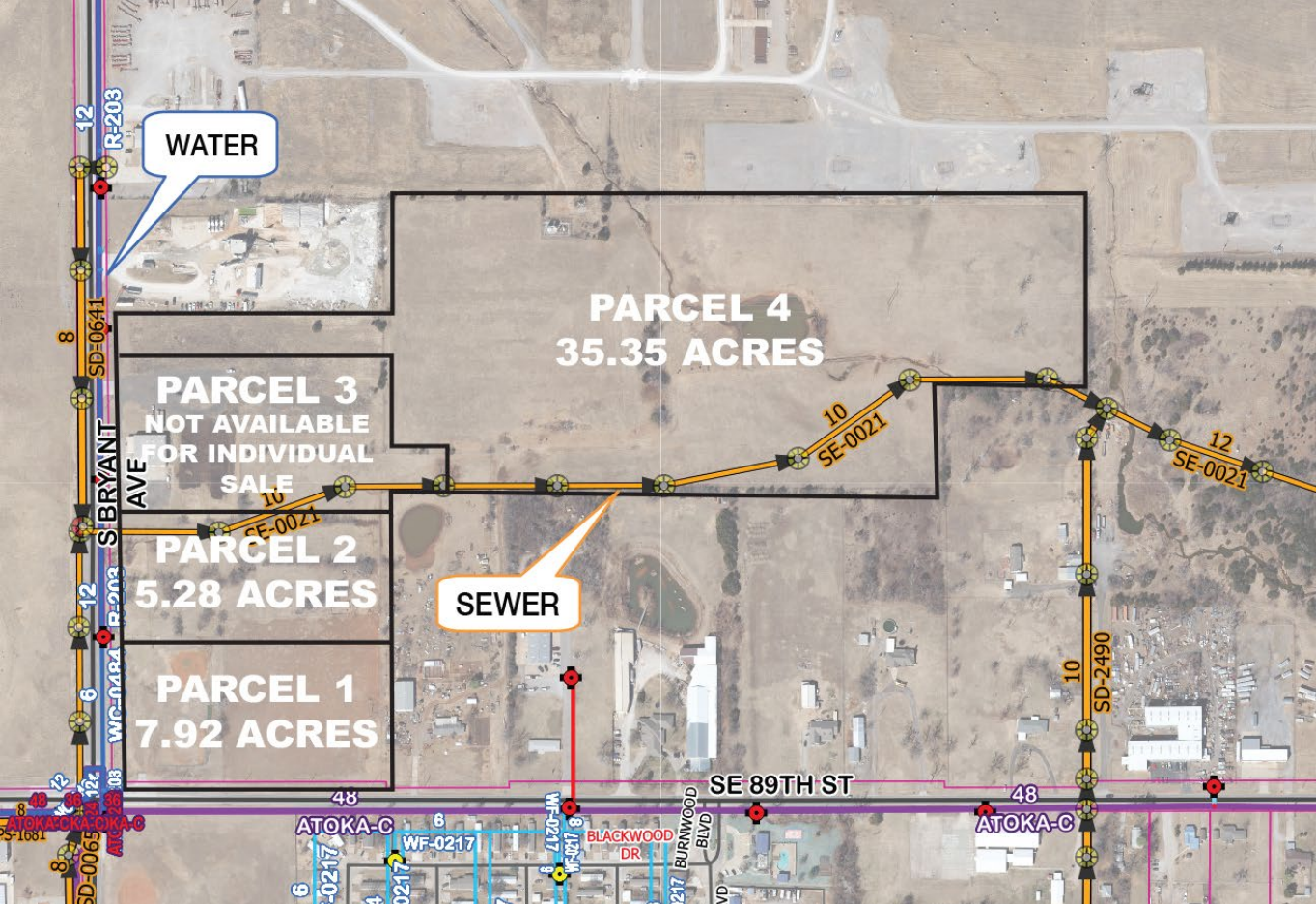
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**Legend**

- Manhole
- Drop Manhole
- Wastewater Main
- Wastewater Main
- Fire Hydrant
- Private Hydrant
- Service Line
- Public Fire Line
- Private Fire Line
- Hydrant Lead
- Oklahoma City,Active
- Private,Active
- Water Main >12"
- City Lot



- Parcels can be combined for up to 58.55 Acres Inquire for Pricing
- Zoned: I-2
- Parcel 1: Retail Focused: Great Location for Truck Fuel Operator & Quick Serve Restaurants
- Parcel 2: Industrial or Retail Focused: Good Fit for Industrial Developer or Self Storage
- Parcel 4: Industrial Development Land: Great Location for Light Industrial
- Development Directly to the East of the 577 Development
- Just South of I-240

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,524	52,885	169,572
AVERAGE HOUSEHOLD INCOME	\$83,234	\$72,173	\$64,493
TOTAL HOUSEHOLDS	903	19,862	64,338

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## Oklahoma City's Premier Commerce Park

OKC 577 is a 577 acre± Master Planned park currently under construction in the heart of Oklahoma City featuring industrial, office and retail space. Contiguous sites available up to 235 acres and buildings ranging from 20,000 SF- 2M SF.



Located 1 mile east of the I-35 and I-240 interchange, with frontage along I-240, the park is the first of its kind in Oklahoma City.

OKC 577 offers multiple state and federal incentive zones, all utilities to site, including heavy power and large water and sewer capacity needed for manufacturing.

Site I is currently under construction consisting of 4 industrial buildings totaling 340,000 SF and available for lease. There is also the 1.5M SF building under construction for the new headquarters of Locke Supply.

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Site	Acres	Building Size
A	37.42	530,400 SF
B	8.50	100,000 SF
C	74.35	1,257,500 SF
D	57.24	1,007,500 SF
E	95.14	1,500,000 SF (u/c)
F	60.01	1,007,500 SF
G	2.56	OG&E Substation
H	3.58	-
I	24.90	340,000 SF (u/c)
J	29.90	-
K	14.46	120,000 SF
L	16.24	-
M	19.61	248,000 SF
N	7.27	40,000 SF
O	8.95	100,000 SF
P	30.87	460,000 SF
Q	5.62	40,000 SF
R	10.71	120,000 SF
S	10.15	160,000 SF
T	36.61	-
U	6.19	-
V	14.55	80,000 SF
W	2.97	-
X	6.20	51,200 SF
<b>TOTALS</b>	<b>584</b>	<b>7,162,100 SF</b>

u/c = under construction

## Park Highlights

- Central Spine - Maximizing site access
- Site Flexibility - Parcels & building sizes can change to meet & react to market demand
- Multiple Access Points - Providing efficient traffic flow
- Natural Park Features - Enhancing the park's setting
- Gathering Spaces - To improve quality of work life
- Pedestrian Friendly - Allowing all forms of movement through the park
- Environmental - Responsibility and sustainability are key components in the park
- Activity Spaces - To promote health and wellness

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