

The Offering - The "Front Porch" of Midtown!

This 3.05 acre city block is conveniently located at the 10th Street exit and I-235, offering a developer a blank canvas to build OKC's next amazing project. This is the perfect location for retail, office, and multifamily, being perfectly straddled between Midtown and the Innovation District, Uptown and Downtown, St. Anthony's and OU Health Sciences Center. With nearby attractions such as Oklahoma Contemporary, the Oklahoma City National Memorial Museum and many others, this site will be a major hub for the activity and excitement in Oklahoma City.

Property Highlights:

- Prime Midtown Location
- Contiguous City Block Ready for Development
- As the "Front Door" to Midtown, this parcel is the perfect opportunity to develop retail, office or residential
- Easily Accessible via the 10th street exit and excellent visibility to I-235

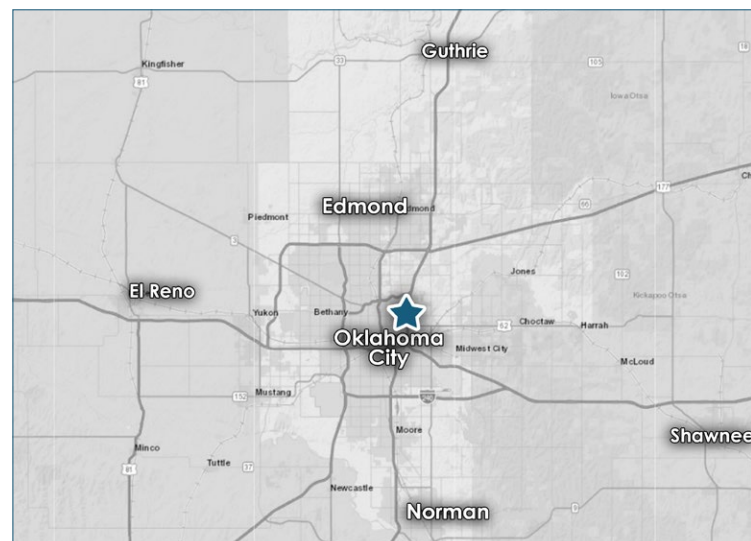
Sale Price: \$6,300,000

Traffic Counts:

NE 10th St: 10,200 VPD | I-235: 88,800 VPD

Demographics:

	1 Mile	3 Miles	5 Miles
2023 Population	10,859	73,067	193,956
Avg. HH Income	\$95,705	\$71,128	\$67,169
Daytime Population	82,051	173,179	316,391



For More Information:

Ryan C. Storer

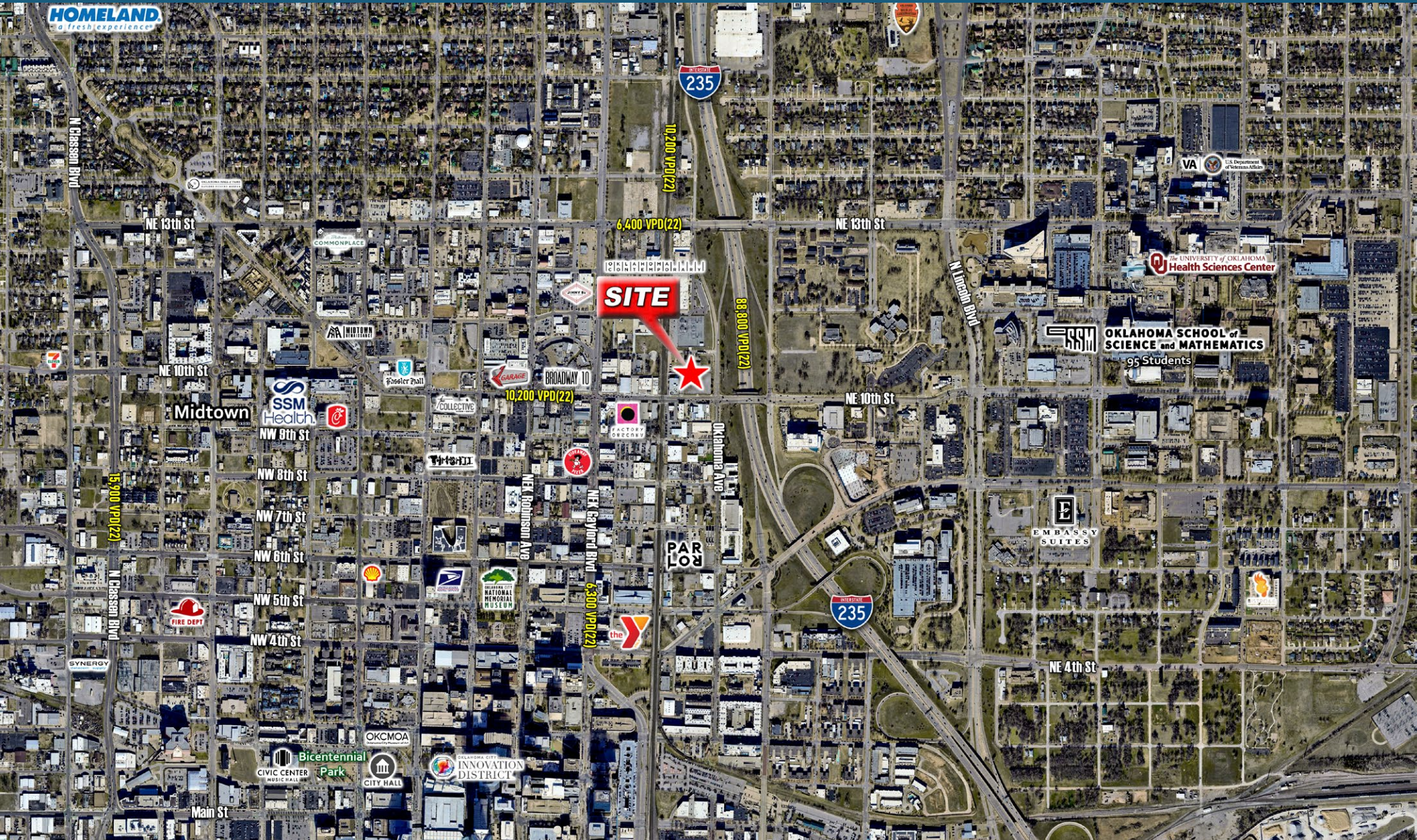
(405) 464-2385 | ryan.storer@plainscre.com

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

PLAINS

Commercial Real Estate

FOR SALE | PRIME MIDTOWN DEVELOPMENT PAD
7 NE 10th Street and Oklahoma Ave | Oklahoma city, Oklahoma



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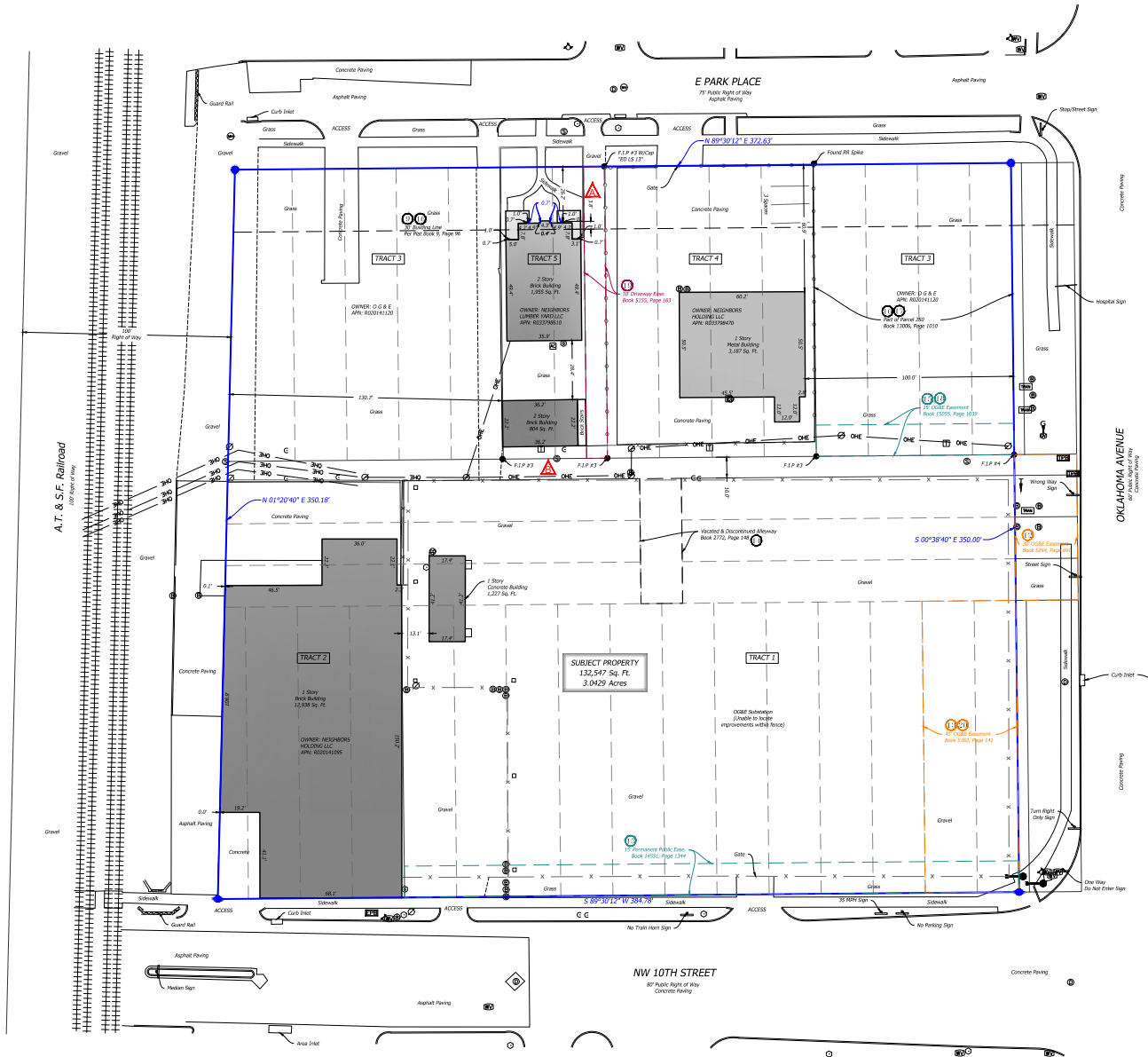


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ABOUT OKLAHOMA CITY

Oklahoma City is a thriving metropolis with a low cost of living, short commute times, big-league quality of life, and a diversified economy. Through multiple resident-led tax initiatives called MAPS, Oklahoma City is bursting with new development, bettering its infrastructure and schools and creating new quality-of-life additions to the city that are wowing longtime citizens and drawing attention and visitors from around the country.

With thrilling sports action, world-class museums, entertainment, shopping and dining at more than a dozen different districts, the energy to continue to grow, build, and create is pumping all around town.

Oklahoma City has one of the most diversified economies in the United States. OKC is a thriving major metropolitan city with more than 1.4 million people calling it home. In fact, Oklahoma City is one of 14 cities in the U.S. to gain more than 100,000 new residents over the last decade.

Leave your preconceived notions at the door and discover an Oklahoma City you may have had no idea existed. From beautiful weather to some of the best schools in America, there is more than meets the eye in OKC.

Source: www.abetterlifeokc.com

GREATER OKLAHOMA CITY
A BETTER LIVING. A BETTER LIFE.



OKC ACCOLADES:

- According to research by Forbes Advisor, Oklahoma City is one of the best places in the country for young adults to buy a home. OKC claimed the No.2 spot on the list, right behind Des Moines, Iowa.
- Researchers compiled the list after comparing the 100 most-populous metropolitan cities. They considered 10 metrics in four key categories: employment and pay, housing affordability, lifestyle and cost of living.
- OKC received high marks for its low unemployment rate of 2.7% and median income of \$39,383. On top of that, our median home price of \$227,300 is well below the national price of \$416,300.
- With a median age of 35.7 years, plenty of young adults are already living and working in the 405. Those who aren't ready to buy can easily find affordable rentals. On average, OKC renters pay \$1,114 a month, the ninth lowest in the nation.

Source: <https://www.abetterlifeokc.com>

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