**PROPOSED OFFICE DEVELOPMENT**

**7100 W. Memorial Road**
Oklahoma City, Oklahoma 73142

**PROPERTY HIGHLIGHTS**
- 7.34 Acres MOL
- Zoned C-3 Commercial within a PUD-198
- Located at the S.W. Corner of Memorial Road & North Rockwell Avenue
- Visible from Kilpatrick Turnpike
- Water & Sewer on Site
- 540’ of Frontage on Memorial Road
- 545’ of Frontage on Rockwell Avenue

**High Visibility Commercial Land For Sale**

7.34 Acres MOL

**MAY DIVIDE**

Sales Price: $3,200,000 ($10.00/SF)

**CLICK OR SCAN TO VIEW THE DRONE PREVIEW**

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### DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 Mile: 7,259</th>
<th>3 Mile: 52,438</th>
<th>5 Mile: 114,126</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Average Household Income</strong></td>
<td>$83,439</td>
<td>$75,363</td>
<td>$68,637</td>
</tr>
<tr>
<td><strong>Total Households</strong></td>
<td>3,029</td>
<td>22,533</td>
<td>48,670</td>
</tr>
</tbody>
</table>

### LOCATION HIGHLIGHTS

- Dimensions: Irregular
- Wal-Mart Purchased 20 Acres Across the Kilpatrick Turnpike in 2017, Waiting for Development
- Weokie Credit Union Recently Purchased Land to the West of this Location for a New Branch
- New Development includes 7-11 & Rapid Car Wash
- Numerous Recently Constructed Institutional Sites within 2 Miles include Mercy Hospital Complex, Farmers Insurance Office, Paycom, ProCure Proton Therapy Complex & many Restaurants, Hotels, Apartment Complexes & Retail Strip Centers

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