**PROPERTY HIGHLIGHTS**

- Rezoning Available
- 5.8 Acres MOL Ready to be Developed
- Next to New Medical Care Center
- Utilities to Site
- Detention Study Performed & Approved by City of Warr Acres
- Part of New Warr Acres TIF District
- Additional TIF Information Available Upon Request

**LAND IN ACRES** 5.8 MOL

**ZONING** C-1 Suburban Office

**GENERAL USE** Commercial/Office

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Amir Shams / Zac McQueen  
Amir’s Cell: 1 405 313 0333  
Zac’s Cell: 1 405 476 9199  
amir@naisullivangroup.com  
zac@naisullivangroup.com

4045 N.W. 64th Street, Suite 340  
Oklahoma City, Oklahoma 73116  
Office: 1 405 840 0600  
Fax: 1 405 840 0610
LOCATION HIGHLIGHTS

- Dense Residential Population
- Quick Access to N.W. Expressway

DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 Mile:</th>
<th>3 Mile:</th>
<th>5 Mile:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>10,291</td>
<td>80,208</td>
<td>229,732</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$48,869</td>
<td>$51,925</td>
<td>$50,942</td>
</tr>
<tr>
<td>Total Households</td>
<td>4,261</td>
<td>34,792</td>
<td>100,226</td>
</tr>
</tbody>
</table>

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