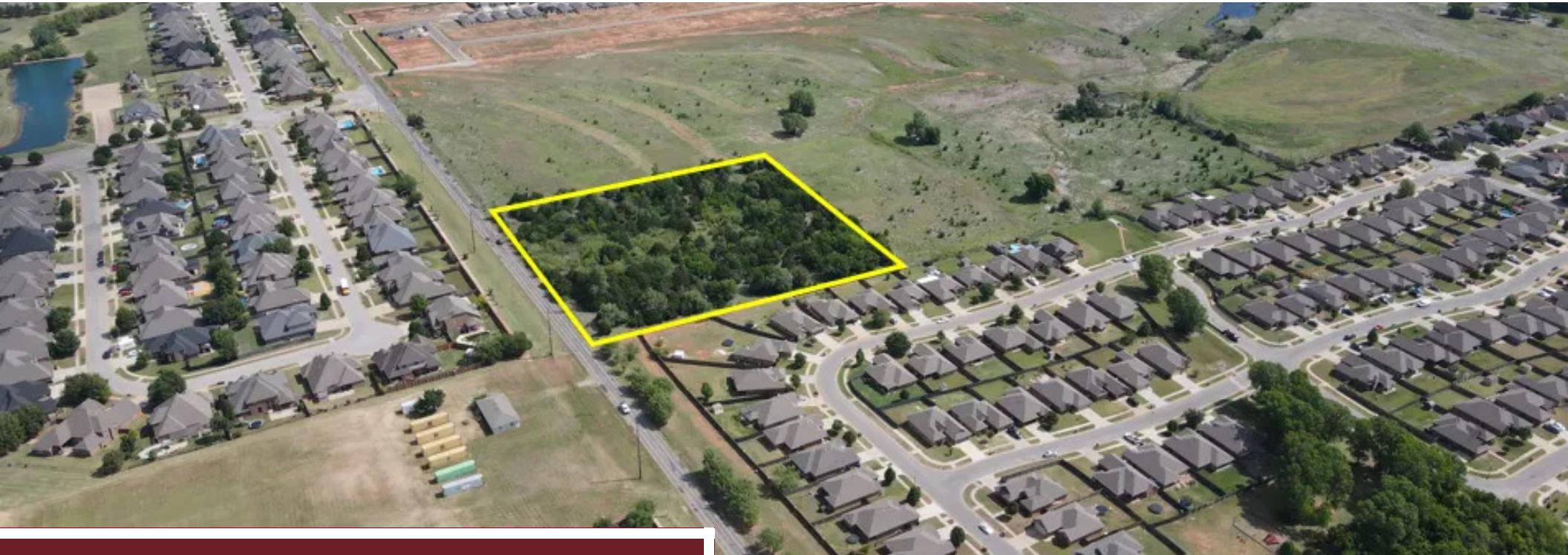




PRICE: \$199,000 PER 1AC (5AC TOTAL)

COUNTY LINE RD AND SW 29TH ST

Oklahoma City, OK 73179

Jake Wilburn

Associate
405.248.8016
jake@moriahrealestate.com

PRICE: \$199,000 PER 1AC (5AC TOTAL)

COUNTY LINE RD AND SW 29TH ST

Oklahoma City, OK 73179



Property Description

Introducing a premier investment opportunity in Southwest Oklahoma City. Positioned just south of SW 29th Street along County Line Road, this highly visible site offers an exceptional location for new retail or QSR development in one of the metro's fastest-growing corridors.

Surrounded by rapidly expanding residential rooftops and sustained population growth, the property is ideally suited to capture increasing consumer demand. Its strategic location provides seamless access to I-44 and other major thoroughfares, allowing for strong connectivity to both local neighborhoods and commuter traffic.

With excellent frontage, strong demographics, and continued area development, this site presents a compelling opportunity for retailers seeking long-term positioning in a high-growth submarket.

Property Highlights

- 5AC Divisible into 1AC tracts (\$199,000/ea)
- Prominent frontage along County Line road
- Strong demographic momentum
- Located in a rapidly expanding residential corridor

Offering Summary

Sale Price:	\$199,000 per 1AC
Lot Size:	5 Acres

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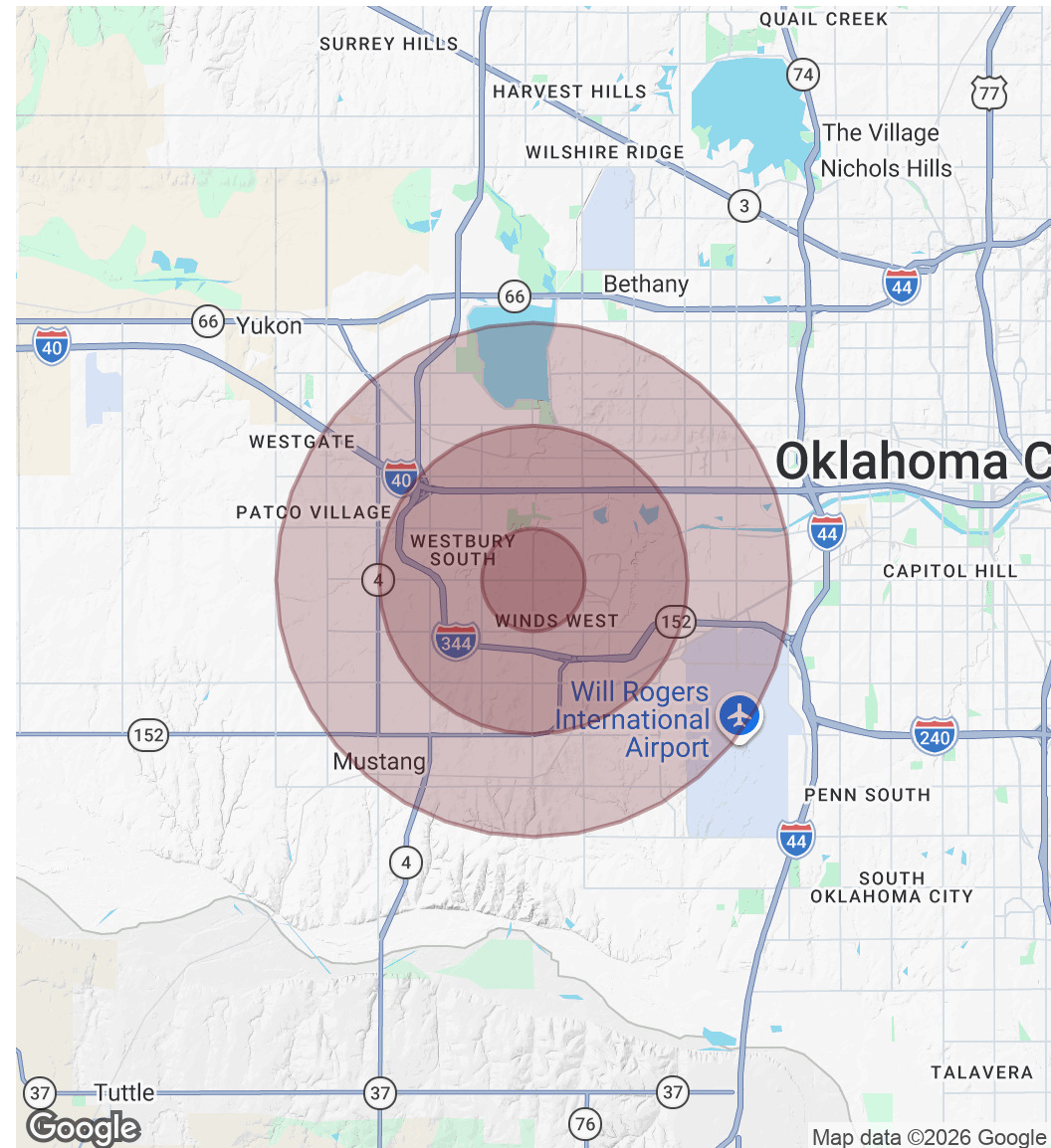
COUNTY LINE RD AND SW 29TH ST

Oklahoma City, OK 73179

Population	1 Mile	3 Miles	5 Miles
Total Population	4,879	31,085	105,769
Average Age	32.3	33.4	34.0
Average Age (Male)	36.2	34.2	33.5
Average Age (Female)	31.2	34.5	35.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,733	11,545	39,255
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$120,495	\$102,680	\$89,215
Average House Value	\$380,134	\$272,569	\$216,432

2023 American Community Survey (ACS)



Jake Wilburn

Associate
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MORIAH
BROKERAGE SERVICES, LLC

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Moriah Brokerage Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Moriah Brokerage Services does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moriah Brokerage Services in compliance with all applicable fair housing and equal opportunity laws.

COUNTY LINE RD AND SW 29TH ST

Oklahoma City, OK 73179



County Line Rd

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