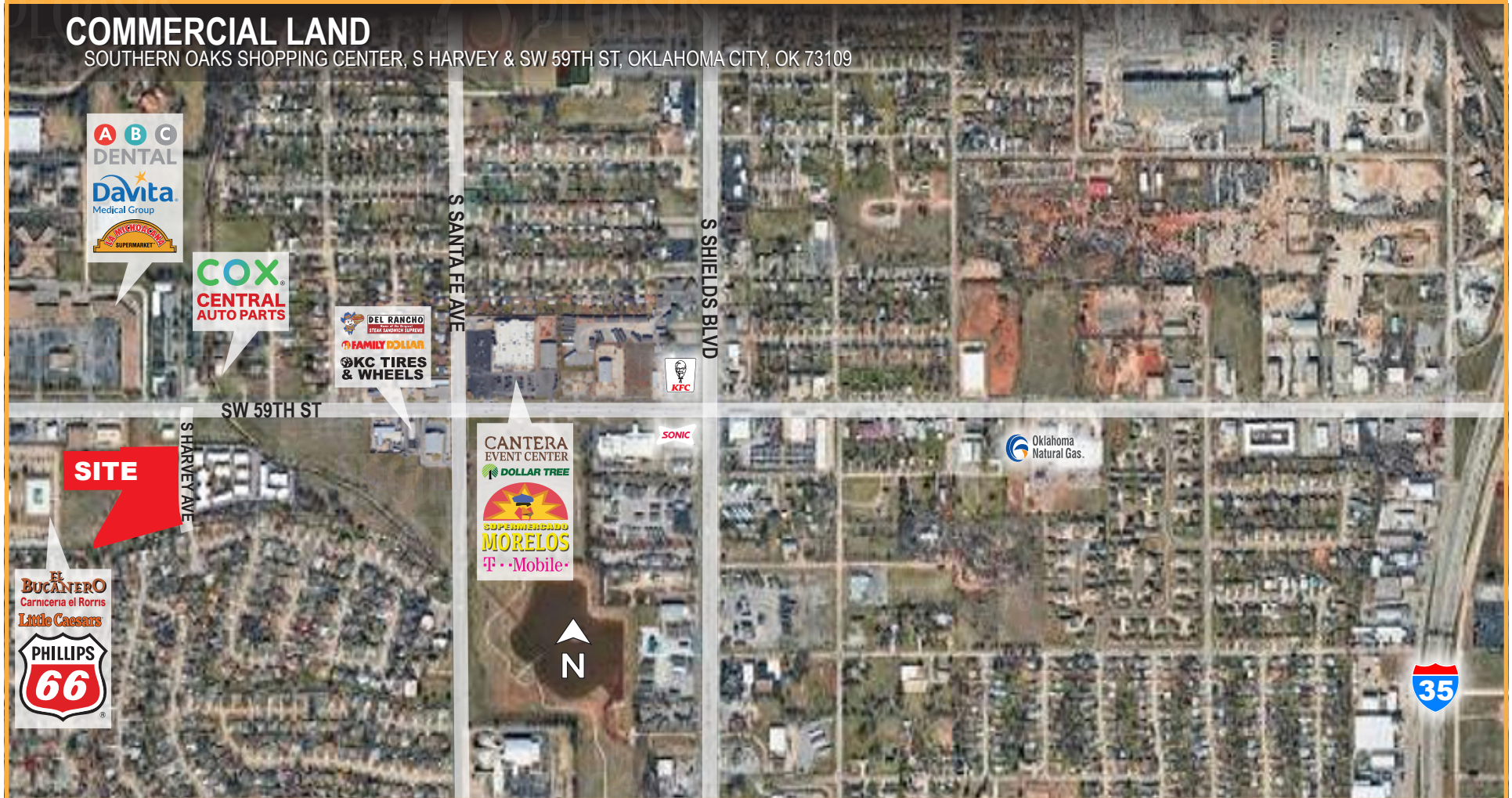


# COMMERCIAL LAND

SOUTHERN OAKS SHOPPING CENTER, S HARVEY & SW 59TH ST, OKLAHOMA CITY, OK 73109



## HIGHLIGHTS

Great developable site including 5 acres MOL, useable approx. 3 acres for sale with C3 zoning and utilities in place. Survey and environmental both up to date. Located off SW 59th and S. Harvey Ave. between S. Walker Ave. and S. Santa Fe Ave.

## SALE PRICE

\$250,000

## 2023 DEMOGRAPHICS

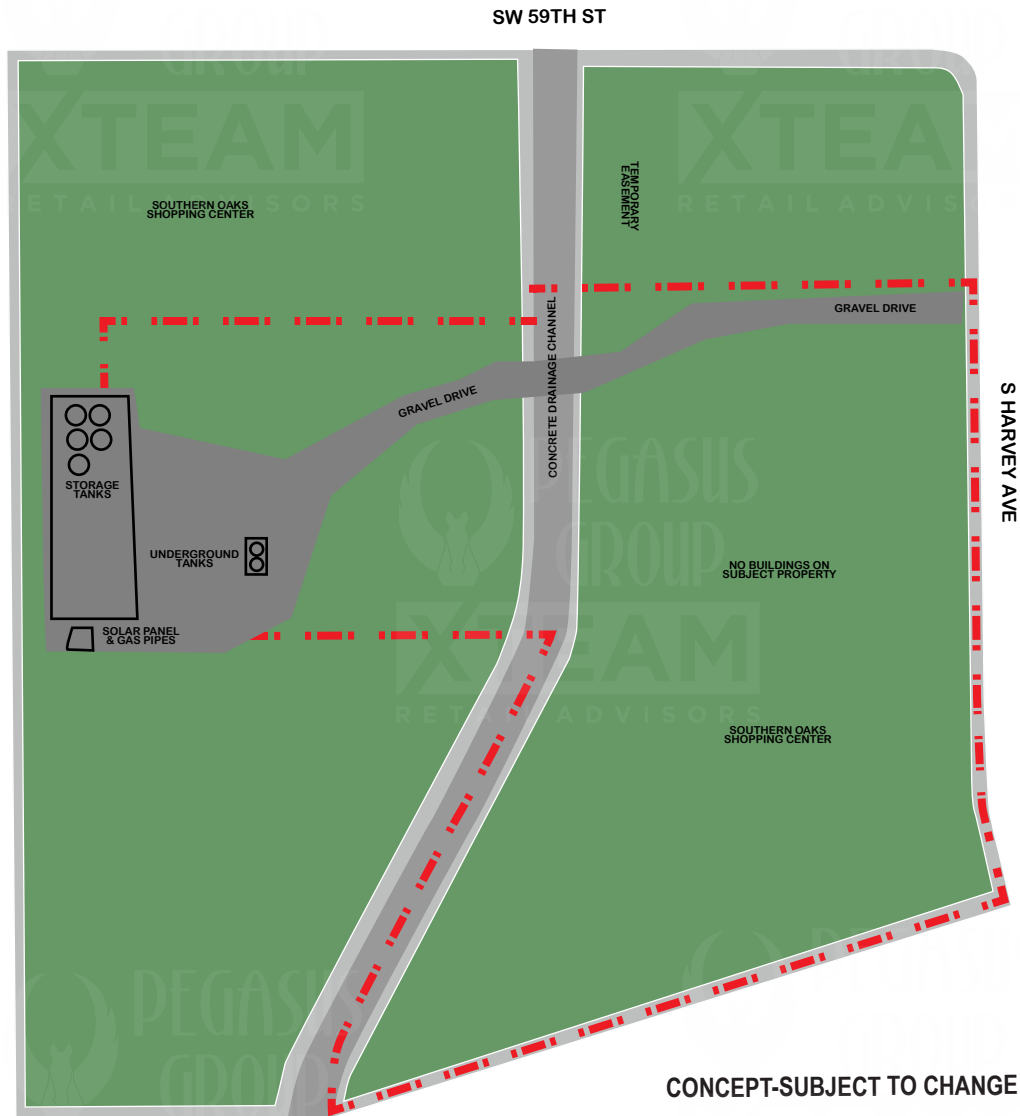
|                      | 5 MIN    | 10 MIN   | 15 MIN   |
|----------------------|----------|----------|----------|
| Est. Population      | 35,137   | 139,888  | 282,9049 |
| Est. Households      | 13,430   | 52,337   | 108,441  |
| Est. Avg HH Inome    | \$53,632 | \$60,321 | \$73,311 |
| Est. Total Employees | 12,533   | 43,730   | 165,855  |

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# SITE LAYOUT & DEMOGRAPHICS



| SW 59TH @ S HARVEY AVE<br>OKLAHOMA CITY, OK 73109 |  |          |          |          |
|---|--|----------|----------|----------|
|   |  | 5 MIN    | 10 MIN   | 15 MIN   |
| <b>POPULATION</b>                                 | 2023 Estimated Population                          | 35,137   | 139,888  | 282,904  |
|   | 2028 Projected Population                          | 35,676   | 142,097  | 290,317  |
|   | 2020 Census Population                             | 34,782   | 138,528  | 278,827  |
|   | 2010 Census Population                             | 33,344   | 133,519  | 263,639  |
|   | Projected Annual Growth 2023 to 2028               | 0.3%     | 0.3%     | 0.5%     |
|   | Historical Annual Growth 2010 to 2023              | 0.4%     | 0.4%     | 0.6%     |
| 2023 Median Age                                   | 31.5   | 31.8     | 33.6     |          |
| <b>HOUSEHOLDS</b>                                 | 2023 Estimated Households                          | 13,430   | 52,337   | 108,441  |
|   | 2028 Projected Households                          | 13,406   | 52,881   | 111,873  |
|   | 2020 Census Households                             | 13,137   | 51,180   | 105,538  |
|   | 2010 Census Households                             | 12,631   | 49,188   | 98,638   |
|   | Projected Annual Growth 2023 to 2028               | -        | 0.2%     | 0.6%     |
|   | Historical Annual Growth 2010 to 2023              | 0.5%     | 0.5%     | 0.8%     |
| <b>RACE AND ETHNICITY</b>                         | 2023 Estimated White                               | 42.2%    | 47.0%    | 51.6%    |
|   | 2023 Estimated Black or African American           | 9.8% 1   | 0.8%     | 13.9%    |
|   | 2023 Estimated Asian or Pacific Islander           | 2.4%     | 2.6%     | 3.6%     |
|   | 2023 Estimated American Indian or Native Alaskan   | 3.9%     | 3.8%     | 3.3%     |
|   | 2023 Estimated Other Races                         | 41.8%    | 35.9%    | 27.6%    |
|   | 2023 Estimated Hispanic                            | 48.3%    | 41.1%    | 29.5%    |
| <b>INCOME</b>                                     | 2023 Estimated Average Household Income            | \$53,632 | \$60,321 | \$73,311 |
|   | 2023 Estimated Median Household Income             | \$40,051 | \$47,382 | \$55,613 |
|   | 2023 Estimated Per Capita Income                   | \$20,565 | \$22,653 | \$28,374 |
| <b>EDUCATION (AGE 25+)</b>                        | 2023 Estimated Elementary (Grade Level 0 to 8)     | 13.3%    | 12.4%    | 8.5%     |
|   | 2023 Estimated Some High School (Grades 9 to 11)   | 14.7%    | 12.8%    | 10.6%    |
|   | 2023 Estimated High School Graduate                | 34.5%    | 33.7%    | 30.9%    |
|   | 2023 Estimated Some College                        | 22.9%    | 21.1%    | 21.7%    |
|   | 2023 Estimated Associates Degree Only              | 6.1%     | 6.9%     | 7.7%     |
|   | 2023 Estimated Bachelors Degree Only               | 5.7%     | 8.7%     | 13.4%    |
| 2023 Estimated Graduate Degree                    | 2.8%   | 4.3%     | 7.2%     |          |
| <b>BUSINESS</b>                                   | 2023 Estimated Total Businesses                    | 1,294    | 4,389    | 12,095   |
|   | 2023 Estimated Total Employees 0 T                 | 12,533   | 43,730   | 165,855  |
|   | 2023 Estimated Employee Population per Business    | 9.7      | 10.0     | 13.7     |
|   | 2023 Estimated Residential Population per Business | 27.2     | 31.9     | 23.4     |

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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