

COMMERCIAL LAND : Ground Lease or Build To Suit

Fast Food / Convenience Site



FEATURES:

SITE INFO:

SITE INFO:

ADDRESS: 12300 N May

AVAILABLE SF: 30,625

DIMENSIONS: 175 x 175

ZONING: C-3

DESCRIPTION:

Hardcorner location at the intersection of N May Ave and NW 122nd St in NW Oklahoma City. Prime for redevelopment as continued C-store operation or fast food location.

DEMOGRAPHICS:

	1 - MILE	3 - MILE	5 - MILE
POPULATION	16,248	70,910	187,694
DAYTIME POPULATION	3,695	39,708	109,270
HOUSEHOLDS	8,261	33,206	81,018
AVG HH INCOME	\$65,679	\$78,444	\$86,999
PER CAPITA INCOME	\$33,801	\$36,344	\$37,685

TRAFFIC:

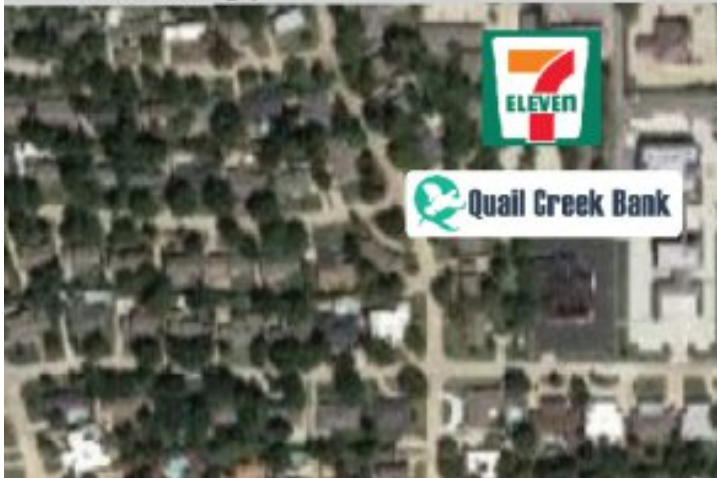
TRAFFIC	CARS PER DAY
May (n of 122nd)	19,537 (16)
May (s of 122nd)	20,790 (16)
122nd (w of May)	19,258 (17)
122nd (e of May)	18,414 (15)

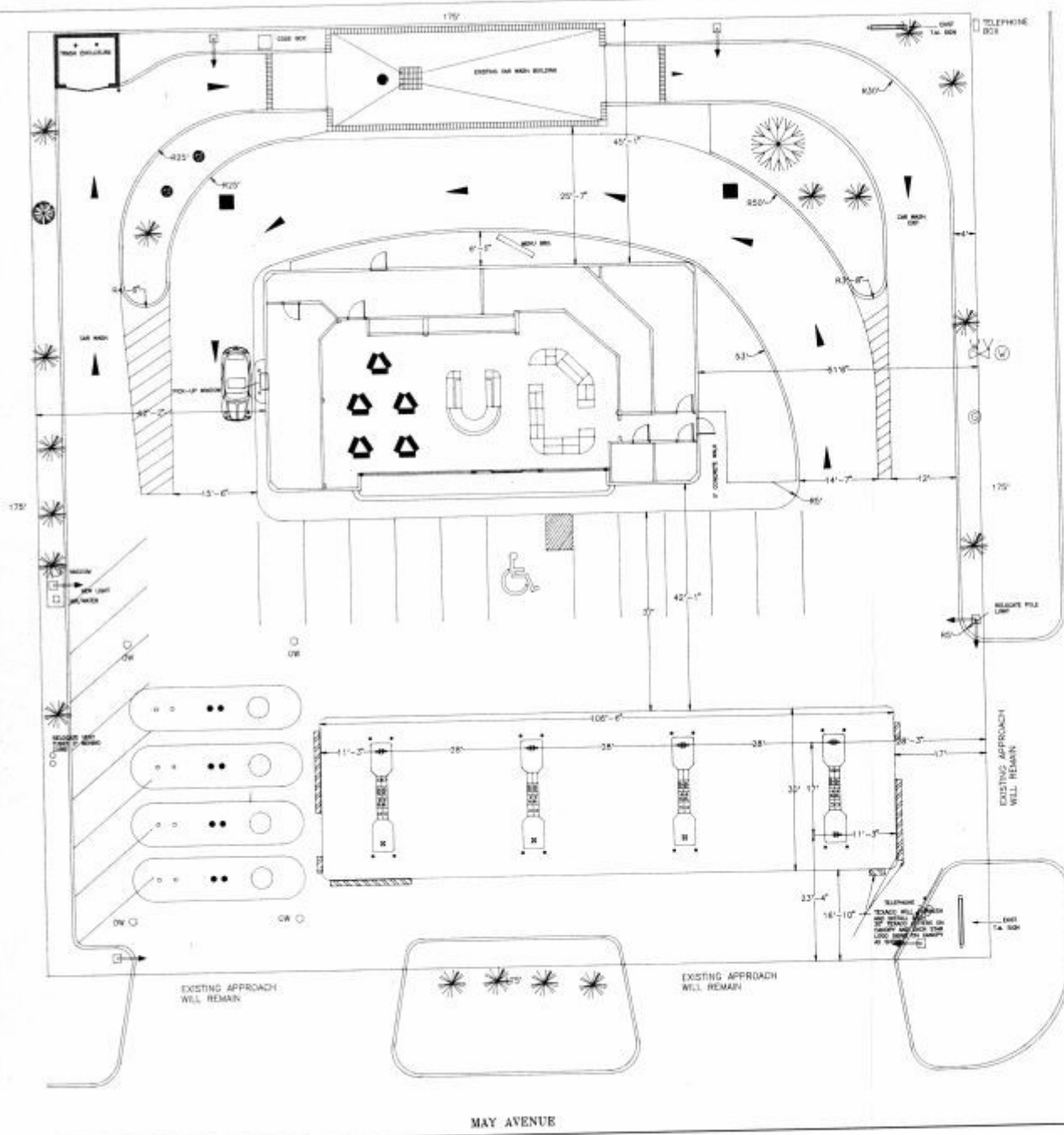


NW 122 ST



N MAY AVE





LEGAL DESCRIPTION
Being a part of the SW/4, Sec. 18, T. 13 N., R. 3 W., 1M, Oklahoma, more particularly described as follows:
Beginning at the SW Corner of said SW/4, thence N. 0° 02' E., along the East line of said SW/4 a distance of 225', thence S. 89° 39' 30" E., and parallel to the South line of said SW/4 a distance of 225', thence S. 0° 00' 00" W. and parallel to the West line of said SW/4, a distance of 207' to a point on the South line of said SW/4, thence N. 89° 39' 30" W. along the South line of said SW/4, a distance 225' to the point of place of beginning, less and except easements and rights-of-way of record.

N.W. 122ND STREET

approved site plan
KAYE INVESTMENTS, LLC
[Signature]
CITY OF OKLAHOMA
2-28-96



REV. #	DESCRIPTION	BY	DATE
FOR APPROVAL	TO SHOP		TO FIELD
R & R APPROVAL			AS BUILT
Dominion Builders, inc. General Contractor Design • Build • Remodel 1000 S. Broadway Blvd. Suite 9 Oklahoma City, OK 73106 (405) 999-0000 FAX (405) 999-0011			
JOB NAME: Texaco Retail/CSR Facility		DRAWN BY:	CHECKED BY:
LOCATION: 122 & N MAY AVE. OKLAHOMA CITY OKLA.		SCALE: 1" = 10'	
CONTRACTOR:		DATE: 10/24/95	
DESCRIPTION: SITE PLAN		JOB NUMBER:	SHEET
			C-2

The depictions, descriptions and pricing information contained herein are subject to change without notice, and no representation or warranty, express or implied, is made with respect to the matters depicted or stated herein.