

Land for Sale / Lease / Build-to-Suit

Surrey Hills / Piedmont Land

Oklahoma City, OK 73099



Lot A:

- Size:** 22.7 Acres *will divide*
- Access:**
 - NW Expressway: 3 access points (300' apart)
 - N Sara Road
- Frontage:**
 - NW Expressway: 1,369'
 - N Sara Road: 608'
- Zoned:** C3 subject to PUD-789
- Utilities:** All to site

Lot B:

- Size:** 4.26 Acres *will divide*
- Access:**
 - NW Expressway
 - Charleston Way
- Frontage:**
 - NW Expressway: 470'
 - Charleston Way: 570'
- Zoned:** UC (urban commercial)
- Utilities:** All to site

Lot C:

- Size:** 7.46 Acres *will divide*
- Access:**
 - NW Expressway
- Frontage:**
 - NW Expressway: 1,000'
- Zoned:** C3
- Utilities:** All to site



Traffic Counts

- NW Expressway: **28,195 cpd** (2017)
- N Sara Rd: **1,804 cpd** (2017)
- N Mustang Rd: **1,467 cpd** (2017)

Call Grant Stewart today at **405.842.0100**

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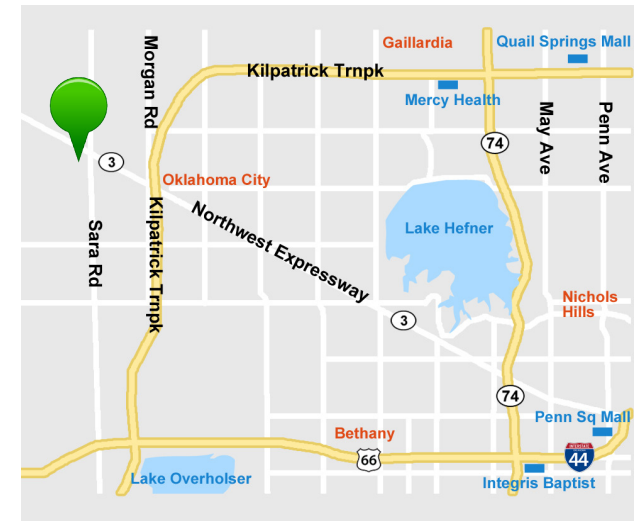
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Location

The Surrey Hill lots are located in a growth area that is expected to see 19% growth in population, 11% growth in income and 21% growth in housing units by 2020. The immediate area has seen more than 1,000 new housing starts within the past few years. With the continued growth in the submarket, this land is well positioned for future commercial development. Minutes from the Kilpatrick Turnpike puts the entire metro area, including Edmond to the north, within an easy commute for local residents.

Demographics

2015	1 mile	3 miles	5 miles
Population	2,704	11,286	55,933
Average HH Income	\$80,380	\$91,973	\$91,523
Total Housing Units	917	3,623	20,855
2020			
Population	3,215	13,214	61,542
Average HH Income	\$89,877	\$103,301	\$103,145
Total Housing Units	1,109	4,383	23,073



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