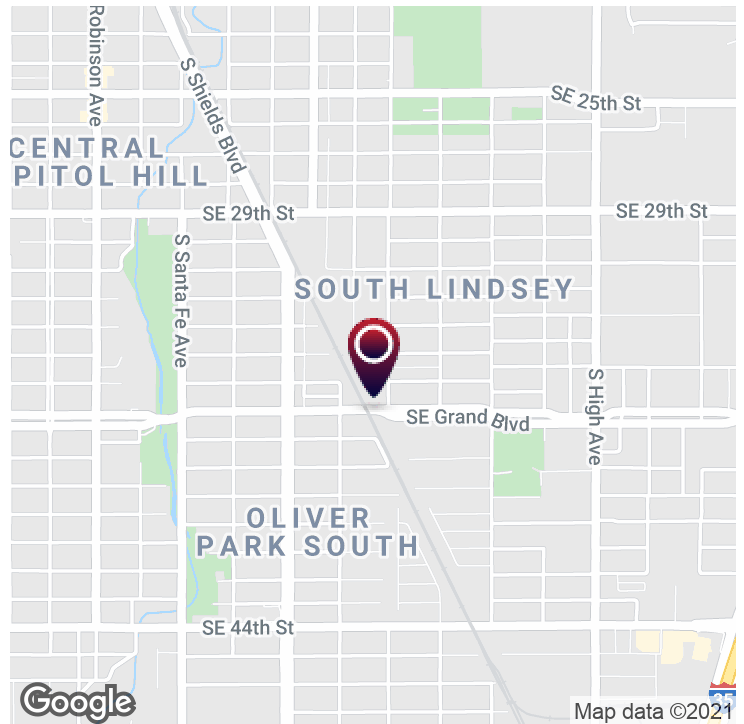


# GRAND BOULEVARD LAND

430 SE Grand Boulevard. Oklahoma City, OK 73129



## OFFERING SUMMARY

Sale Price: \$35,000

Available SF:

Lot Size: 0.57 Acres

Zoning: R-1 Residential

Market: Oklahoma City

Submarket: South Oklahoma City

Traffic Count: 4,389

Price / SF: \$1.41

## PROPERTY OVERVIEW

This property is priced to sell. There are many potential uses for this site, the highest and best may be education related due to the proximity to the newly constructed Cesar Chavez Elementary and Educare facilities directly to the east. Some site work will be necessary and rezoning.

## LOCATION OVERVIEW

This tract of land is located directly west of the newly constructed Cesar Chavez Elementary School and Educare facility on Southeast Grand Boulevard. This is an undeveloped tract of land with all utilities already brought to the site.

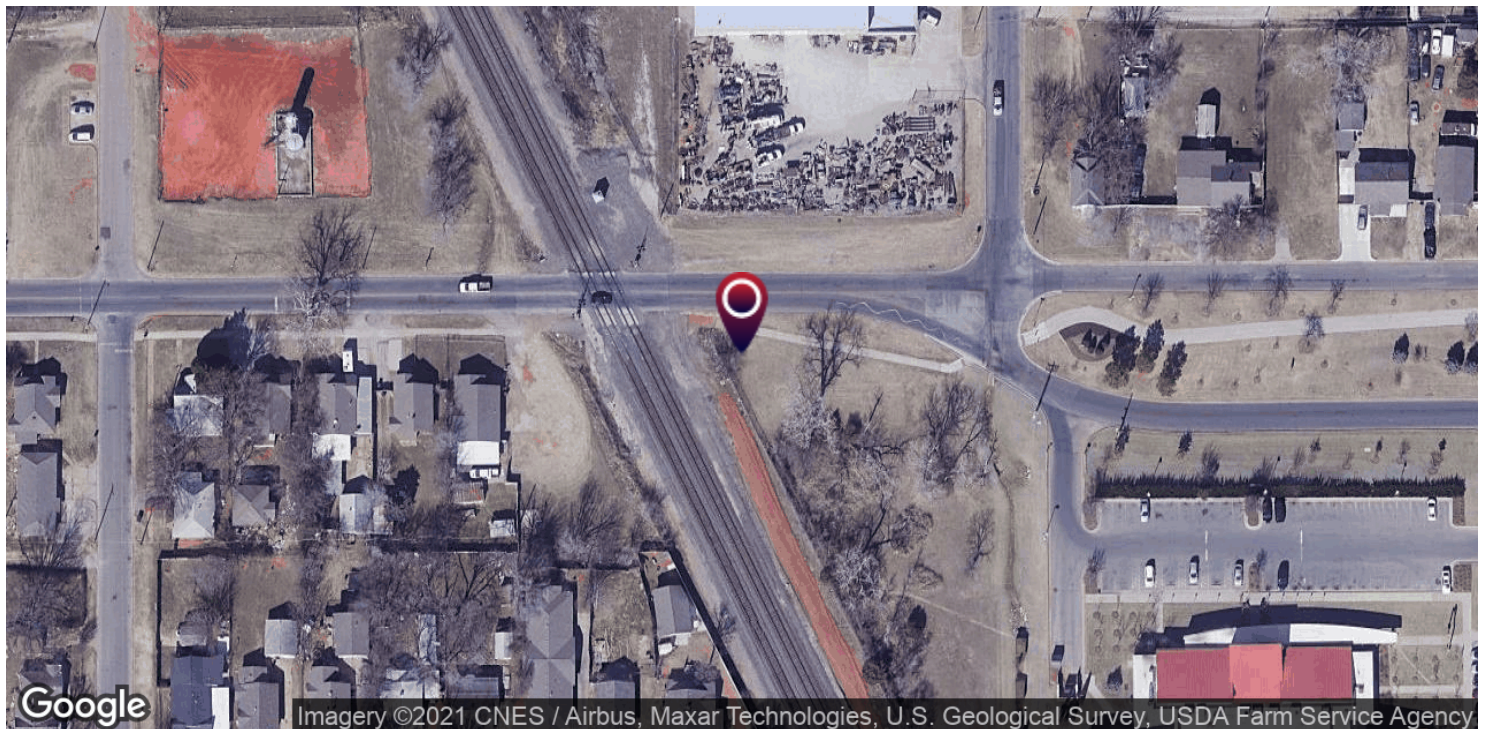
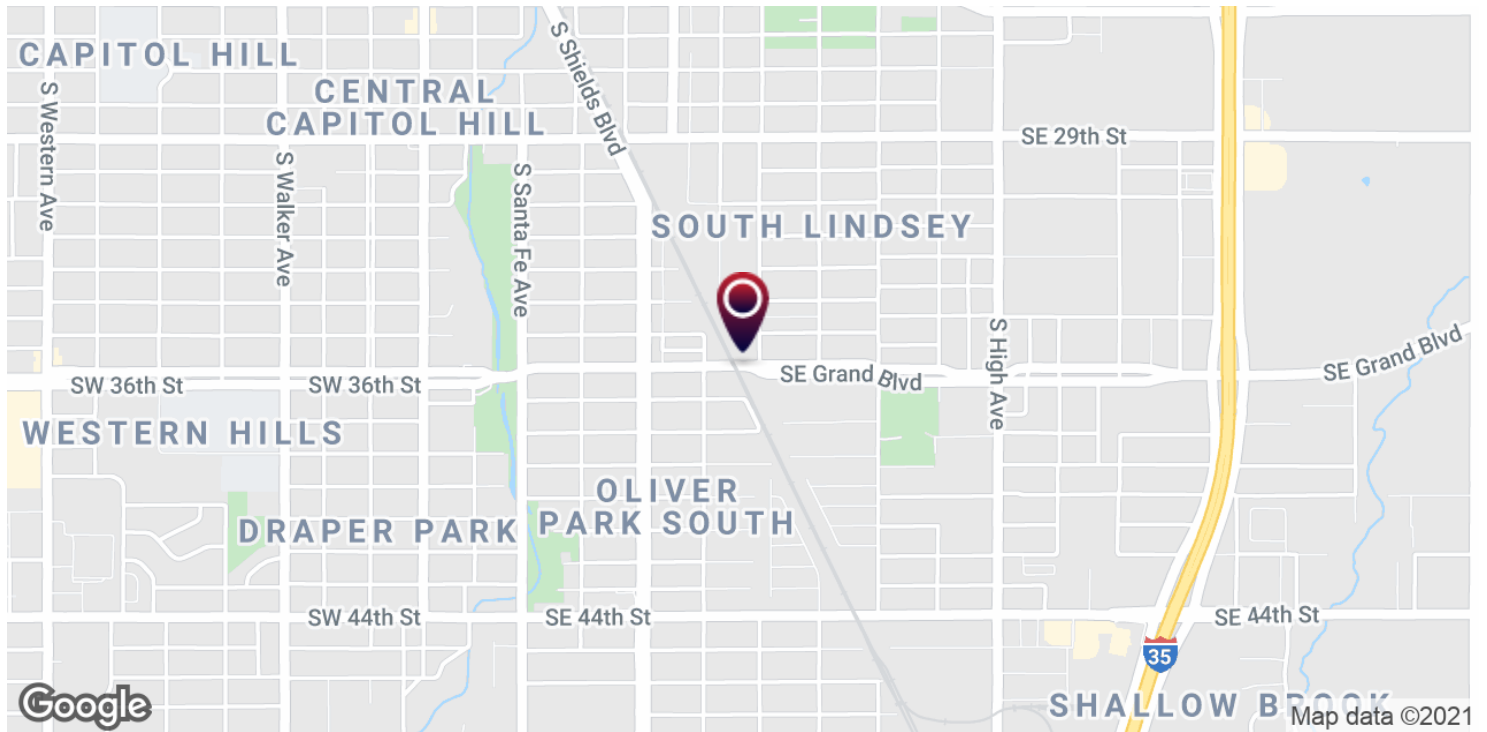


Adept Commercial Real Estate, LLC  
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,440	70,713	209,927
Median age	28.9	30.2	32.0
Median age (Male)	29.6	30.1	31.5
Median age (Female)	30.0	30.8	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,630	24,437	78,325
# of persons per HH	2.9	2.9	2.7
Average HH income	\$32,402	\$34,458	\$41,376
Average house value	\$89,637	\$68,874	\$97,666

\* Demographic data derived from 2010 US Census



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## IAN DUTY-DEAN

Senior Advisor

ian@adeptcre.com

**Direct:** 405.642.4677

OK #171793

### PROFESSIONAL BACKGROUND

Ian Duty-Dean is an Advisor with ADEPT Commercial Real Estate. Prior to joining ADEPT, he was an Advisor for Emersons Commercial Real Estate and SVN Land Run. Ian is a real estate professional with five years of experience in commercial real estate brokerage. After graduating Classen School of Advanced Studies he went on to pursue a degree at the University of Oklahoma. During that time Ian landed an internship with the Oklahoma City Urban Renewal Authority. There he had the opportunity to collaborate with and learn some of the most established developers in Oklahoma City.

Ian's primary focus is adaptive reuse, site selection, and expansions. While having a passion for urban development, Ian has also represented tenants and landlords in rural communities throughout Oklahoma. Ian has the capacity to assist clients with their retail, office, and industrial needs small and large.

### EDUCATION

University of Oklahoma - Multidisciplinary Studies

Georgetown University - Master of Professional Studies in Real Estate

### MEMBERSHIPS

Urban Land Institute

Commercial Real Estate Council

International Council of Shopping Centers



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