

# For Sale - 35 Acres in the Heart of OKC

RENO AVE & MARTIN LUTHER KING AVE, OKLAHOMA CITY, OK 73117



**HORIZON**  
COMMERCIAL REAL ESTATE

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# 35 Acres in the Heart of OKC

RENO AVE & MLK AVE, OKLAHOMA CITY, OK 73117

35.22 acres in the heart of Oklahoma City is now available for sale and development! Sitting in the crux between three major Interstate highways I-35, I-40, and I-235, this property is hard to miss.

East of I-235 from Bricktown and North of I-40, across the highway from the First Americans Museum and recently announced Chockta Nation OKANA Resort. This land has massive frontage on Reno between Martin Luther King Jr. Boulevard and Lottie Avenue, and excellent highway access. Some utilities are already run around the perimeter of the site and up Bath Avenue.

No doubt this will be host to Oklahoma City's next big thing!

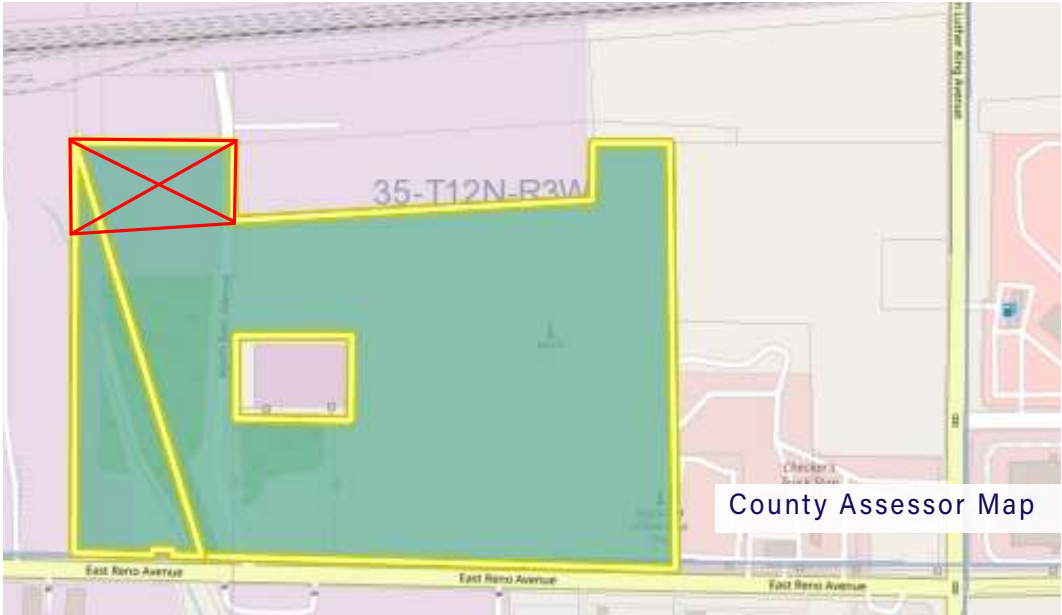




<b>Asking Price</b>	<b>\$7,226,000</b>
Price/SF	\$4.71
Total Land Size (AC)	35.22
Total Land Size (SF)	1,534,183.2
Zoning	I-3 & I-1

## Highlights

- GRANDFATHERED IN ENTERPRISE ZONE
- FIVE PERCENT COUNTIES TAX CAP
- FOREIGN TRADE ZONE AREA
- NEW MARKET TAX CREDIT
- INSTANT ACCESS TO I-35, I-40, & I-235
- EAST OF DOWNTOWN OKLAHOMA CITY & BRICKTOWN
- SOUTH OF OU HEALTH SCIENCES MEDICAL COMPLEX



County Assessor Map



Zoning Map



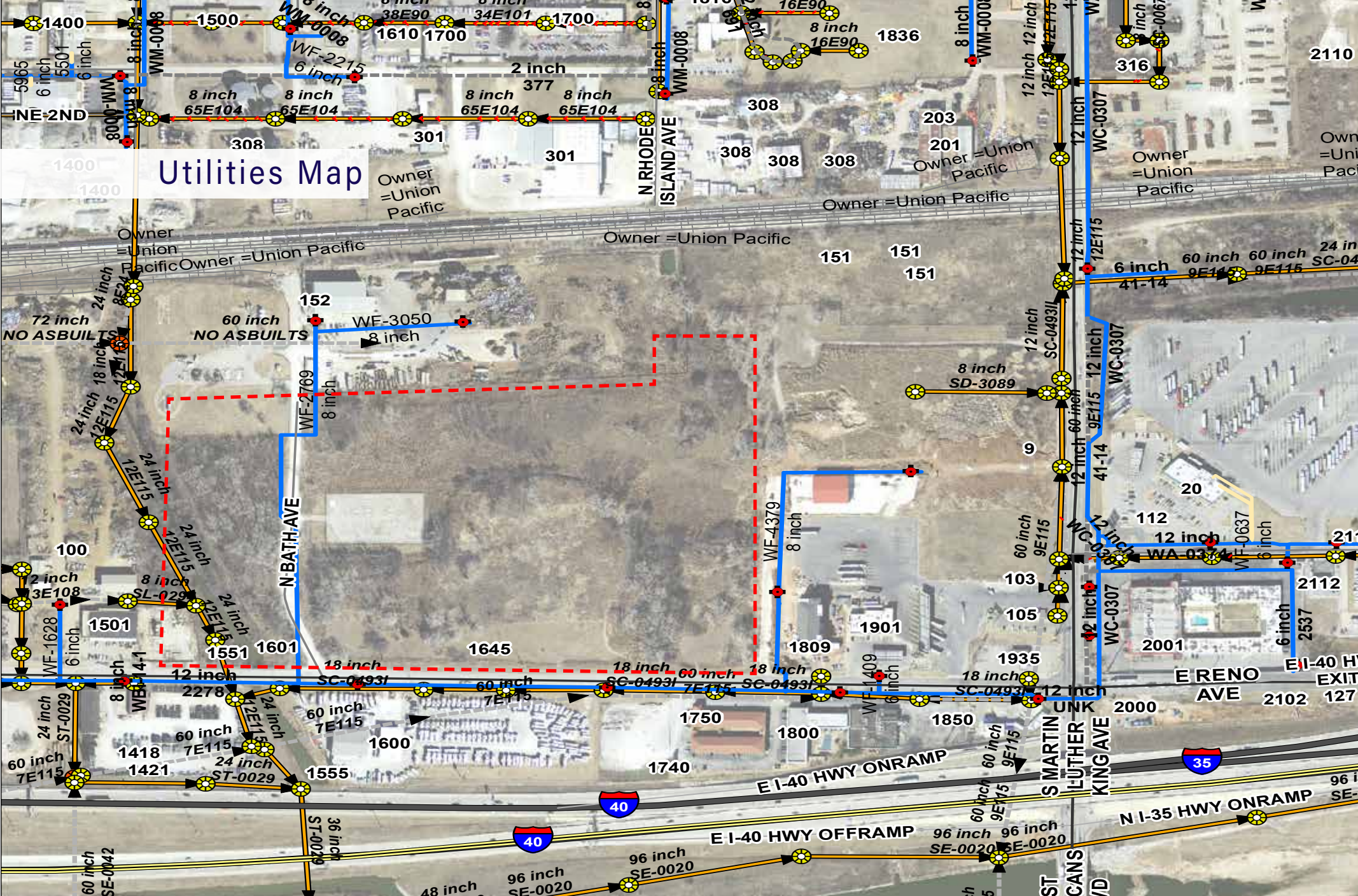


Old OG&E  
Substation

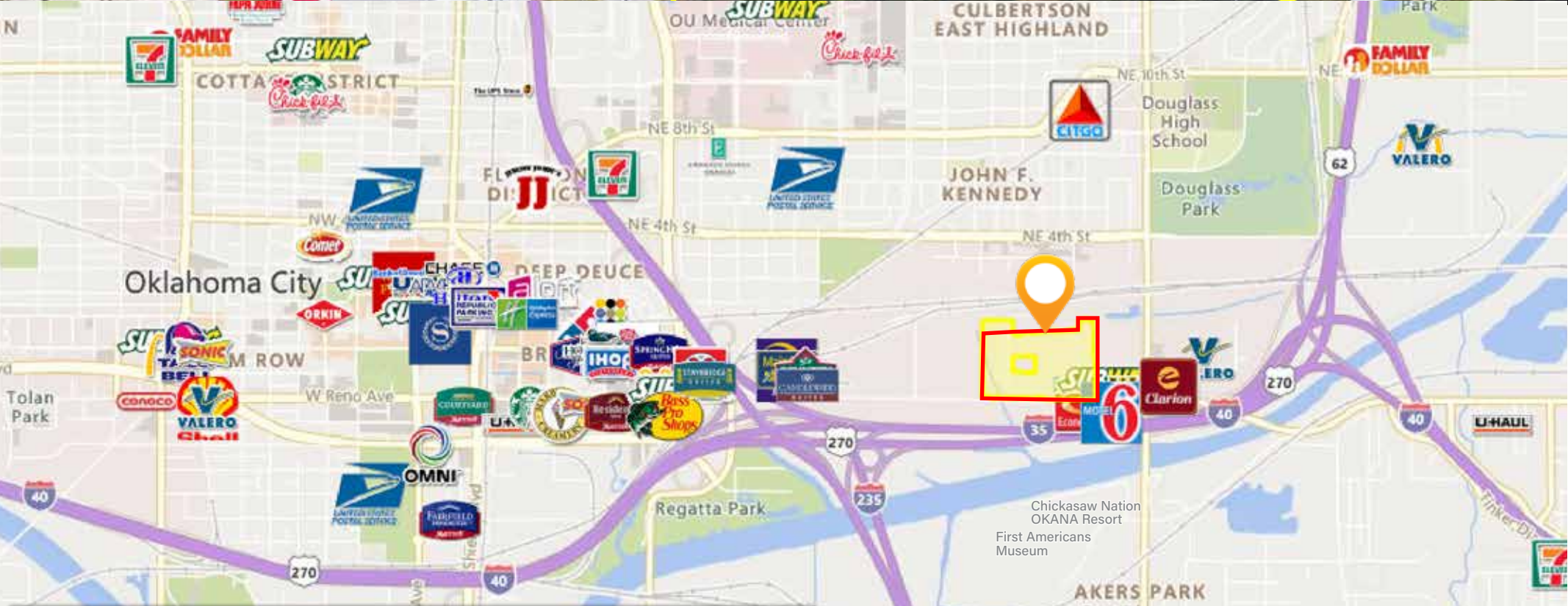
RENO AVENUE



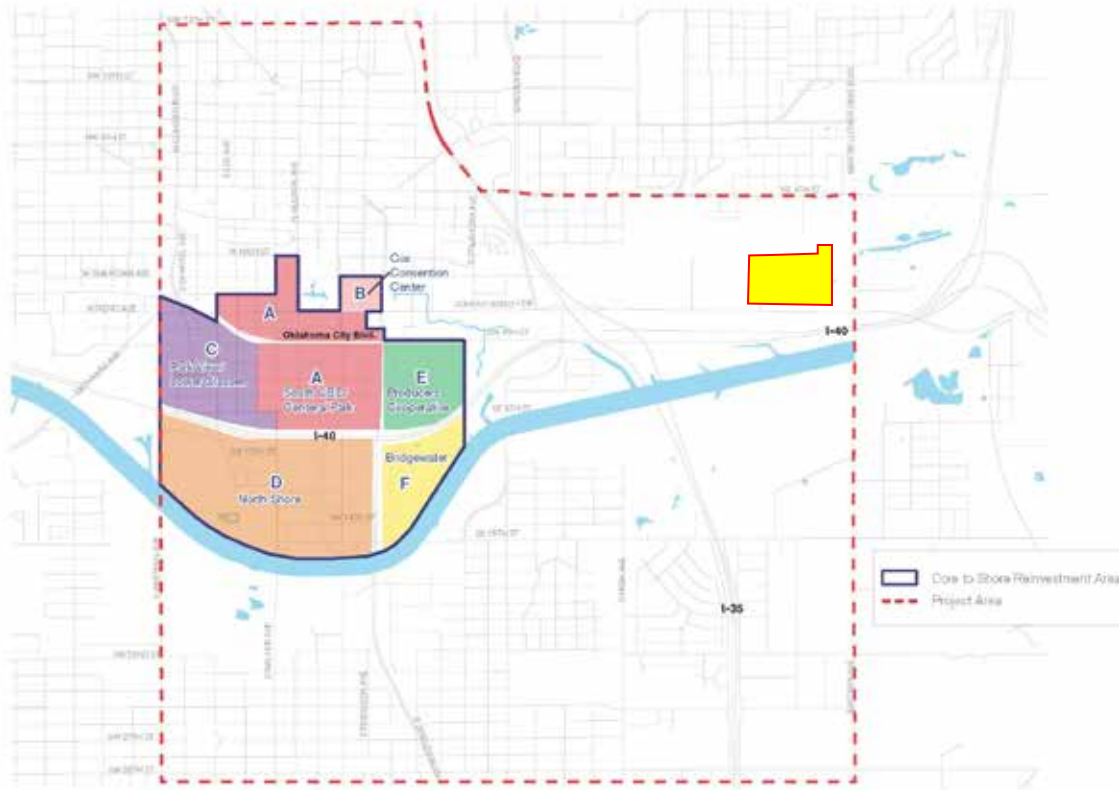
# Utilities Map







# Oklahoma City Core-to-Shore Reinvestment Project Area and Current TIF Districts



35.22 acres in the heart of Oklahoma City, in the crux of three major highways, surrounded by the largest and most visited districts in Oklahoma: Downtown OKC, Bricktown, the Adventure District, the Wheeler District, the First Americans Museum, and the recently announced future home of the Chickasaw Nation OKANA Resort.

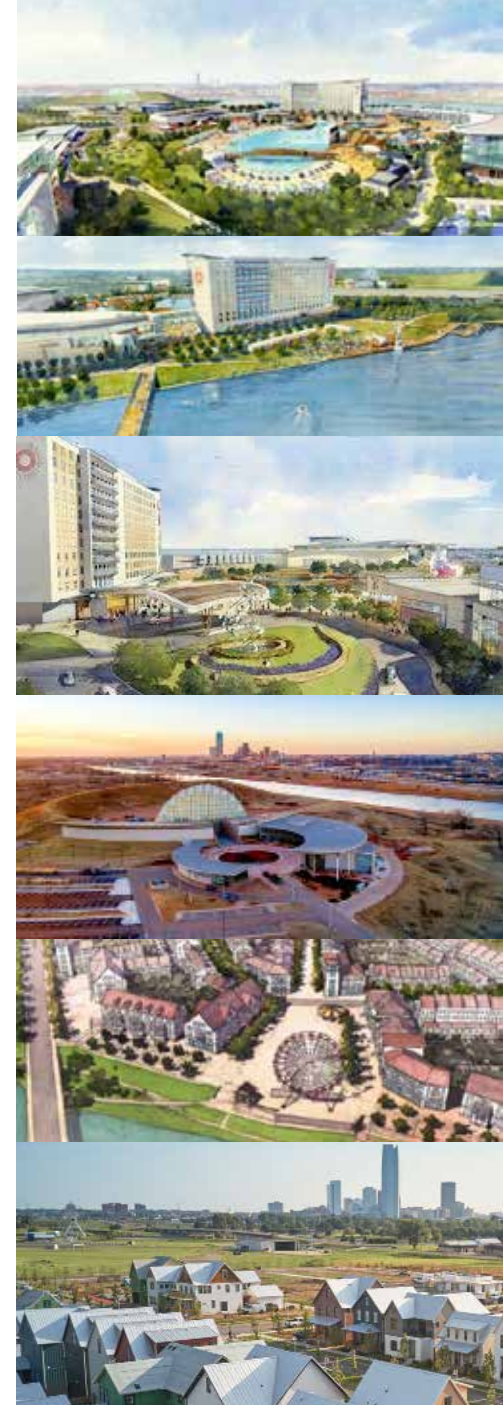
Visit OKC estimates that Oklahoma City receives 7.5 Million visitors every year. The estimated economic impact of those visitors is \$2.3 Billion. Tourism employs 31,500 local residents in the hospitality and tourism industry in Oklahoma. With continuing development, these numbers rise year over year.

These 35.22 acres are perfectly located for the next large development in the heart of Oklahoma City and the very center of the State.





Nearby Attractions
<b>Downtown OKC</b>
<b>Myriad Gardens</b>
<b>Cox Convention Center</b>
<b>Paycom Center</b>
<b>OKC Convention Center</b>
<b>Oklahoma City Museum of Art</b>
<b>Civic Center Music Hall</b>
<b>Devon Boathouse</b>
<b>Riversport Adventures</b>
<b>Bricktown</b>
<b>Deep Deuce</b>
<b>OU Health Sciences Center</b>
<b>First Americans Museum</b>
<b>Chickasaw Nation OKANA Resort</b>
<b>Wheeler District</b>





Incentive	Definition	Source
5% Counties 2022	Despite any provision to the contrary, on and after January 1, 2013, the fair cash value of any parcel of locally assessed real property shall not increase by more than five percent (5%) in any taxable year...	OKLA. CONST. Article X , Section 8(A) / Article X , Section 8(B) / Article X , Section 8C; 68 O.S. 2817(A) / 68 O.S. 2817(B)
Foreign Trade Zone Area	FTZs (Foreign-Trade Zones) are designated areas which, for Customs purposes, are considered outside the U.S. Almost any imported merchandise can be brought into a Zone, for almost any kind of manufacturing or manipulation, duty-free.	Greater Oklahoma City Chamber Economic Development and Foreign Trade Zone 106: <a href="http://www.foreigntradezone106.org">www.foreigntradezone106.org</a>
New Market Tax Credit	Established in 2002, REI Development Corp. allows REI Oklahoma to attract new investments into Oklahoma and create needed jobs in underserved communities. The New Markets Tax Credit program provides investors with federal tax credits for investments into qualifying businesses.	REI Oklahoma: <a href="https://www.reiok.org/programs/nmtc/">https://www.reiok.org/programs/nmtc/</a>
Enterprise Zone Grandfathered	The communities listed under this section were recognized as Enterprise Zones prior to July 1, 2000 and remain qualified under a grandfathered clause. Though this listing is offered as a general guide, the actual geography included under the grandfathered area may be based on 1990 Census Tract definitions, 2000 Census Tract definitions, city/county limits, specifically named streets within the community, or a variety of other descriptions that make it difficult to specifically define within this document.	Greater Oklahoma City Chamber Economic Development <a href="https://www.greateroklahomacity.com/index.php?src=-gendocs&amp;ref=enterprisezone&amp;category=Incentives&amp;contentVis=true">https://www.greateroklahomacity.com/index.php?src=-gendocs&amp;ref=enterprisezone&amp;category=Incentives&amp;contentVis=true</a>



# Land Sale Comparables

## 1. Subject Property

Reno Ave & Bath Ave  
Oklahoma City, OK 73117



Sale Price	\$7,993,094
Price/SF	\$5.21
Land (AC)	35.22
Land (SF)	1,534,183.2
Zoning	I-3

Notes:

## 2. Exchange Ave

1206 Exchange Ave  
Oklahoma City, OK 73108



Sale Price	\$3,000,000
Price/SF	\$4.87
Sale Date	May 2021
Land (AC)	14.15
Land (SF)	616,374
Zoning	I-2
Proposed Use	Commercial, Hold for Investment
Days On Market	724
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets

Notes:

## 3. SW 12th Ave

515 SW 12th St, Oklahoma City, OK 73109



Sale Price	\$95,250
Price/SF	\$9.11
Sale Date	Apr 2021
Land (AC)	0.24
Land (SF)	10,454
Zoning	DTD-2
Proposed Use	-
Days On Market	1,279
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water

Notes:

Previously developed lot

## 4. S May & SW 2nd St

S May & SW 2nd St (SE Corner)  
Oklahoma City, OK 73108



Sale Price	\$250,000
Price/SF	\$5.32
Sale Date	Mar 2021
Land (AC)	1.08
Land (SF)	47,001
Zoning	Industrial
Proposed Use	-
Days On Market	79
Off Sites	-

Notes:



# Land Sale Comparables

## 5. E Grand Blvd

2101 E Grand Blvd  
Oklahoma City, OK 73129



Sale Price	\$1,311,974
Price/SF	\$2.01
Sale Date	Feb, 2021
Land (AC)	15
Land (SF)	653,400
Zoning	I-3
Proposed Use	Industrial, Warehouse
Days On Market	1,103
Off Sites	Cable, Curb/Gutter/ Sidewalk, Electricity, Gas, Irrigation, Sewer

Notes:

## 6. S Portland Ave

1029 S Portland Ave  
Oklahoma City, OK 73108



Sale Price	\$6,000,000
Price/SF	\$4.44
Sale Date	Nov, 2020
Land (AC)	31
Land (SF)	1,350,360
Zoning	I-2
Proposed Use	Commercial
Days On Market	-
Off Sites	Cable, Curb/Gutter/ Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets

Notes:

## 7. SE 44th St

710 SE 44th St, Oklahoma City, OK 73129



Sale Price	\$160,000
Price/SF	\$1.67
Sale Date	Apr, 2020
Land (AC)	2.2
Land (SF)	95,832
Zoning	I-3
Proposed Use	Industrial
Days On Market	200
Off Sites	Cable, Curb/Gutter/ Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water

Notes:



# DEMOGRAPHIC SUMMARY

I-40 & Reno Land Demographic Area

Area: 5.7 square miles

## KEY FACTS

6,220

Population



3,190

Households

34.9

Median Age

\$37,756

Median Disposable Income

## EDUCATION

8%

No High School Diploma



24%

High School Graduate



21%

Some College



47%

Bachelor's/Grad/Prof Degree

## INCOME



\$44,730

Median Household Income



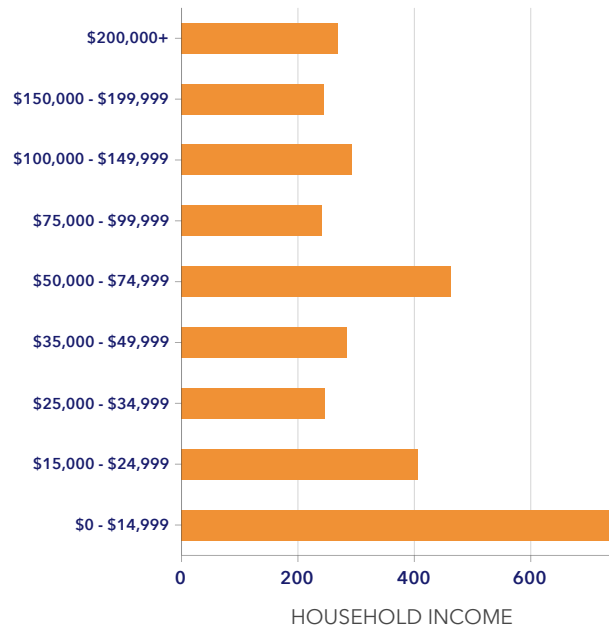
\$42,306

Per Capita Income



\$14,099

Median Net Worth



## EMPLOYMENT



75%

White Collar



15%

Blue Collar



10%

Services

7.4%

Unemployment Rate