

9211 S.E. 44th STREET
OKLAHOMA CITY, OK 73150



PUD-1889 ZONING

Industrial Land For Sale

10 Acres +/-

Sales Price: \$1,300,000

Storage
62,926 VPD

McDonald's



45,910 VPD

SSMHealth



StoreLocal

20,449 VPD

DOUGLAS BLVD

SE 36th STREET

SITE

DEES DRIVE

2,745 VPD

SE 44th STREET

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REAL ESTATE

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PROPERTY OVERVIEW

LOT SIZE 10 ACRES +/-

ZONING PUD-1889

PROPERTY HIGHLIGHTS

- 10-acre lot with 330' frontage
- Opposite new Tinker AFB expansion
- PUD 1889 allows for industrial development
- New water line along SE 44th completed 2026
- Newly completed concrete road SE 44th completed 2026

LOCATION HIGHLIGHTS

- Area of development near Tinker AFB
- Just east of SE 44th and Douglas on 44th
- Near East Gate entrance to Tinker AFB

DEMOGRAPHICS



POPULATION

1 MILE: 781
3 MILES: 28,309
5 MILES: 105,810



AVERAGE HOUSEHOLD INCOME

1 MILE: \$87,744
3 MILES: \$83,960
5 MILES: \$80,476



TOTAL HOUSEHOLDS

1 MILE: 346
3 MILES: 11,496
5 MILES: 42,592



DRIVE TIME

2 MILES FROM I-40
3 MILES FROM I-240
9 MILES FROM I-35

9211 S.E. 44th STREET – EXECUTIVE SUMMARY

10 ACRE INDUSTRIAL LAND DEVELOPMENT ACROSS FROM TINKER AIR FORCE BASE

We are offering for sale a 10-acre land development parcel currently designated PUD-1889 and approved by the City of Oklahoma City in April, 2022. This PUD allows for the underlying Industrial development rules and regulations.

Tinker Air Force Base has announced an expansion of the Airbase that will close Douglas Boulevard between Southeast 44th Street and Southeast 74th Street. That street closure and expansion is just south of the entrance to this well-positioned development parcel.

This site is just east of the Douglas Boulevard entrance to Tinker Air Force Base, the largest MRO aircraft facility in the world. The property has 330' of frontage and is 1,320 feet deep. The PUD allows for the construction of metal buildings, and the PUD shows one example of a 9-building development averaging between 9,600 and 12,000 sf each with a yard. There is a proposed two-lane entrance into and along the east edge of the development.

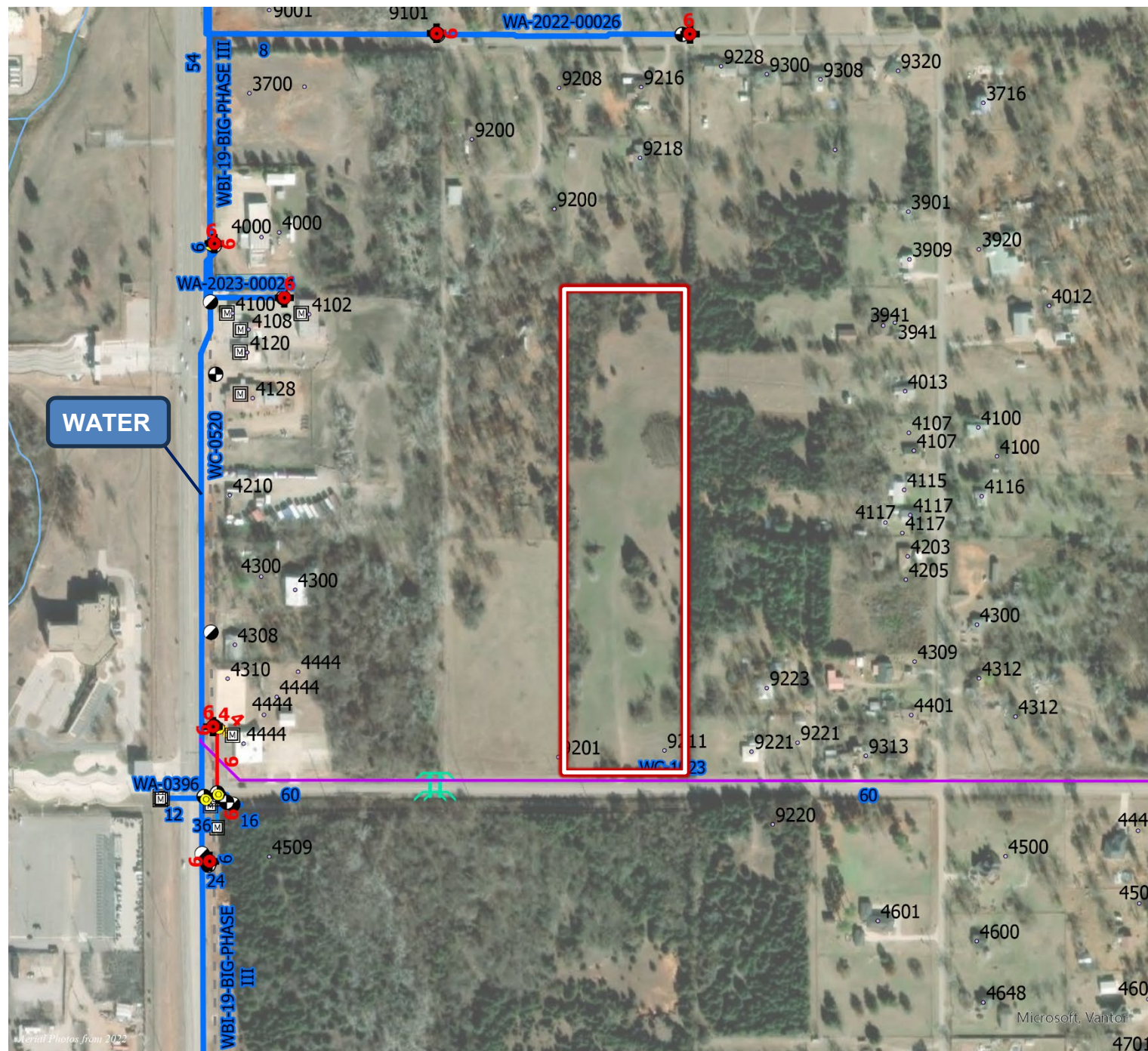
There is very little industrial space available for an 8,000 sf to 12,000 sf industrial user in this area, and an industrial development here would help alleviate that shortfall.

A new water line is being finished running along Southeast 44th, and SE 44th is getting new concrete pavement. SE 44th will be the main roadway to detour around the S. Douglas closure.



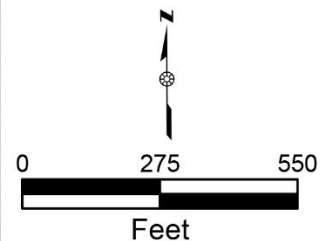
CONCEPTUAL SITE PLAN

9211 S.E. 44th STREET - WATER & SEWER MAP



ATLAS

- Legend**
-  Fire Hydrant
 -  Butterfly Valve
 -  Gate Valve
 -  Tapping Valve
 -  Water Meter
 -  Public Fire Line
 -  Private Fire Line
 -  Service Line
 -  Hydrant Lead
 -  Abandoned
 -  Water Main
 -  Water Main Proposed
 -  Pipe Line (Storm)



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