

Demographic Information:

	1 mile	3 miles
Population	4,316	41,563
Households	1,875	17,414
Median Age	30.50	35.10
Median HH Income	\$31,537	\$45,669
Daytime Employees	642	14,231
Population Growth '21 - '26	↑ 1.95%	↑ 0.93%
Household Growth '21 - '26	↑ 1.81%	↑ 0.91%

Traffic Information:

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
NE 23rd St	N Air Depot Blvd W	21,115	2020	0.14 mi
N Air Depot Blvd	NE 19th St S	8,525	2020	0.45 mi
NE 23rd St	N Midwest Blvd E	19,152	2018	0.46 mi
NE 23rd St	N Midwest Blvd E	19,836	2020	0.46 mi
N Midwest Blvd	NE 23rd St N	7,967	2020	0.57 mi
N Midwest Blvd	NE 23rd St N	9,805	2018	0.57 mi
N Midwest Blvd	NE 26th St N	4,088	2020	0.62 mi
N Midwest Blvd	NE 18th St N	7,777	2020	0.65 mi
N Midwest Blvd	NE 26th St S	4,119	2020	0.68 mi
N Air Depot Blvd	Cambridge Dr S	8,186	2020	0.73 mi

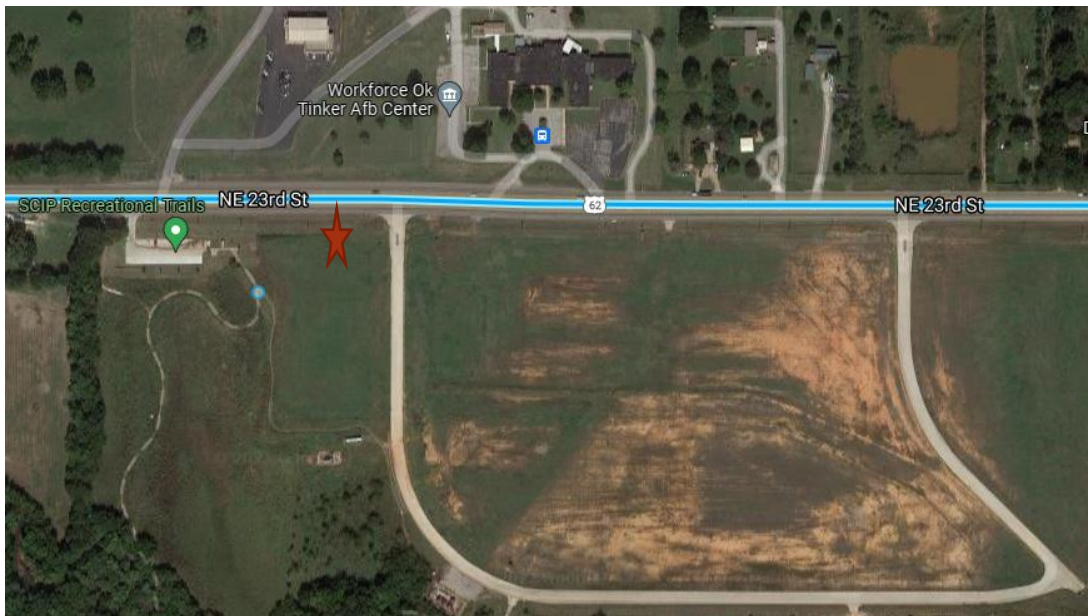
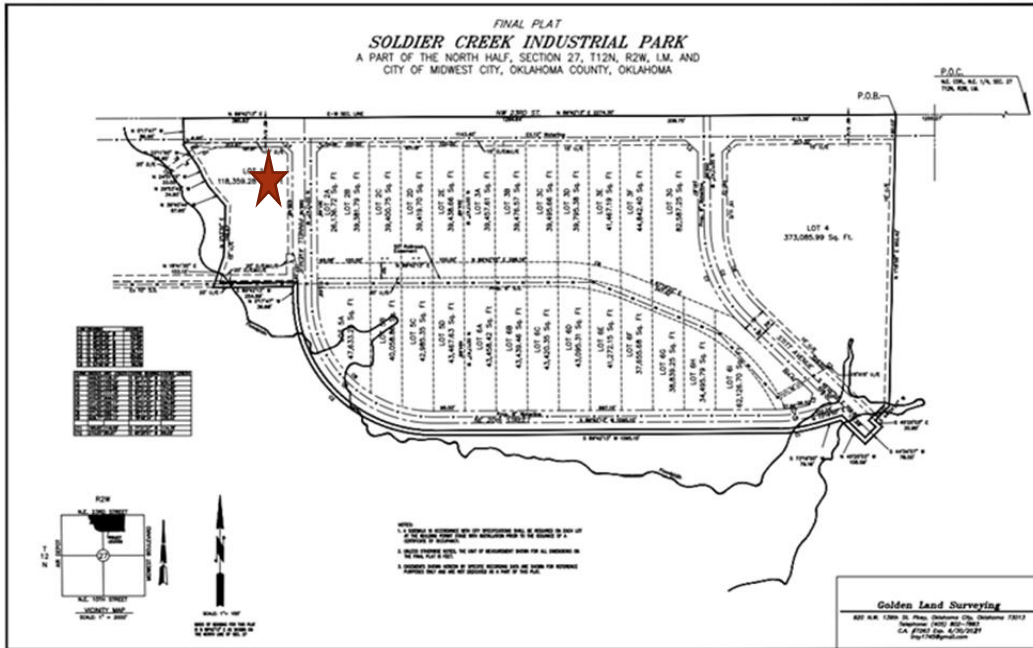
Randy **Vaillancourt**
Managing Broker
405-210-6772 (mobile)
randy@avenuecre.com



5030 N. May Avenue #435
Oklahoma City, OK 73112
www.avenuecre.com

Lt 1 Soldier Creek Industrial Park Midwest City, Oklahoma

Industrial Land for Sale or Build-to-Suit



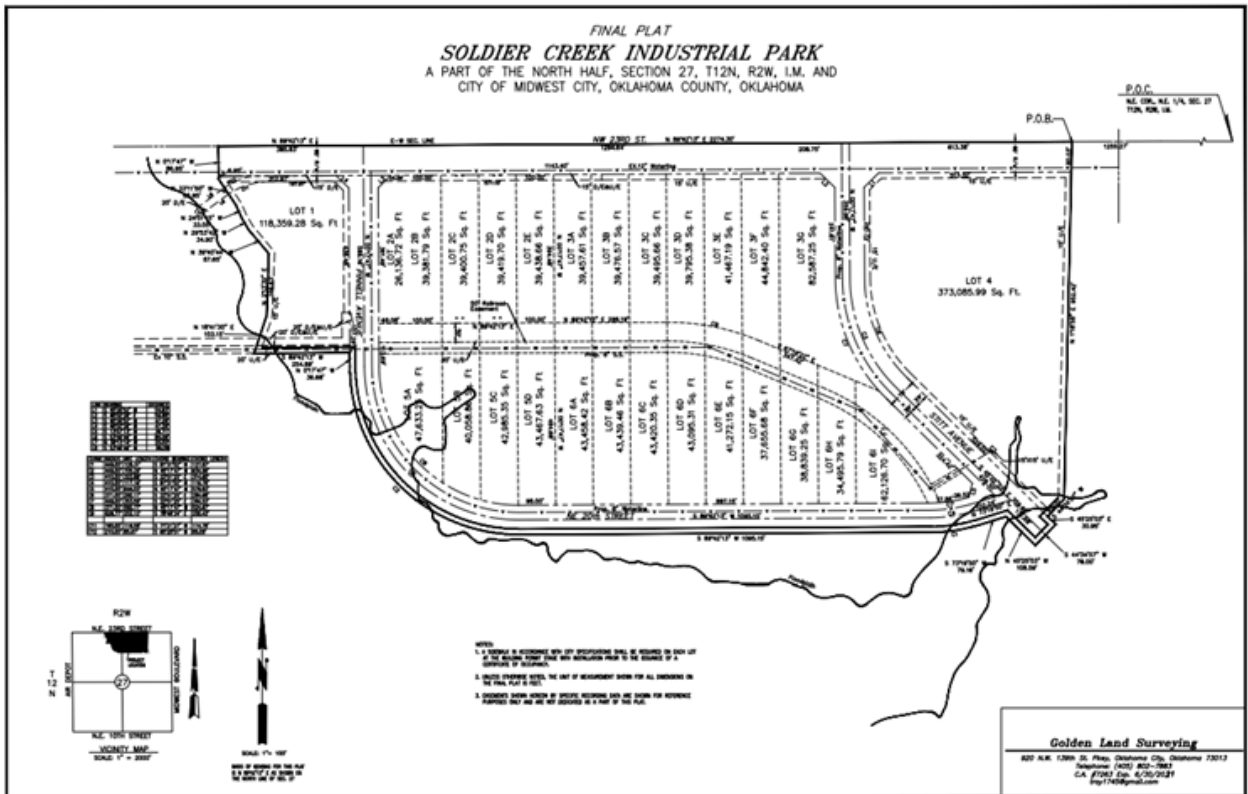
Randy Vaillancourt
Managing Broker
405-210-6772 (mobile)
randy@avenuecre.com



5030 N. May Avenue #435
Oklahoma City, OK 73112
www.avenuecre.com

Industrial Land for Sale or Build-to-Suit

Preliminary Plat



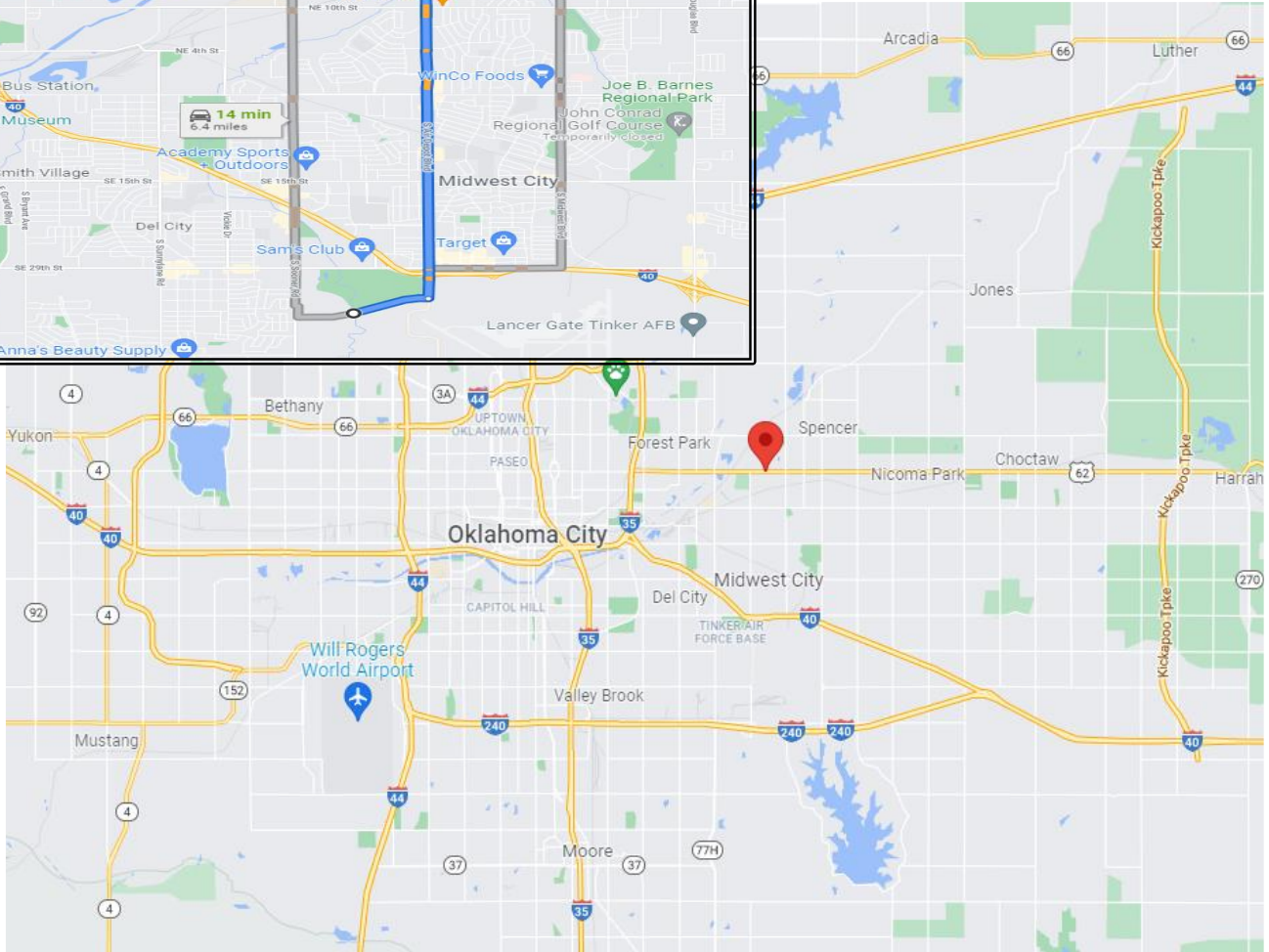
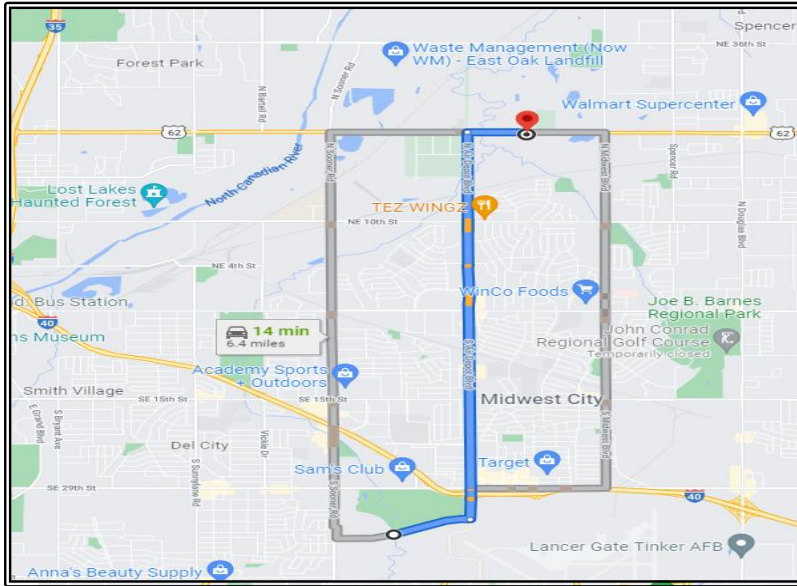
Randy Vaillancourt
Managing Broker
405-210-6772 (mobile)
randy@avenuecre.com



5030 N. May Avenue #435
Oklahoma City, OK 73112
www.avenuecre.com

Industrial Land for Sale or Build-to-Suit

6.4 Miles to Tinker AFB



Randy Vaillancourt
Managing Broker
405-210-6772 (mobile)
randy@avenuecre.com



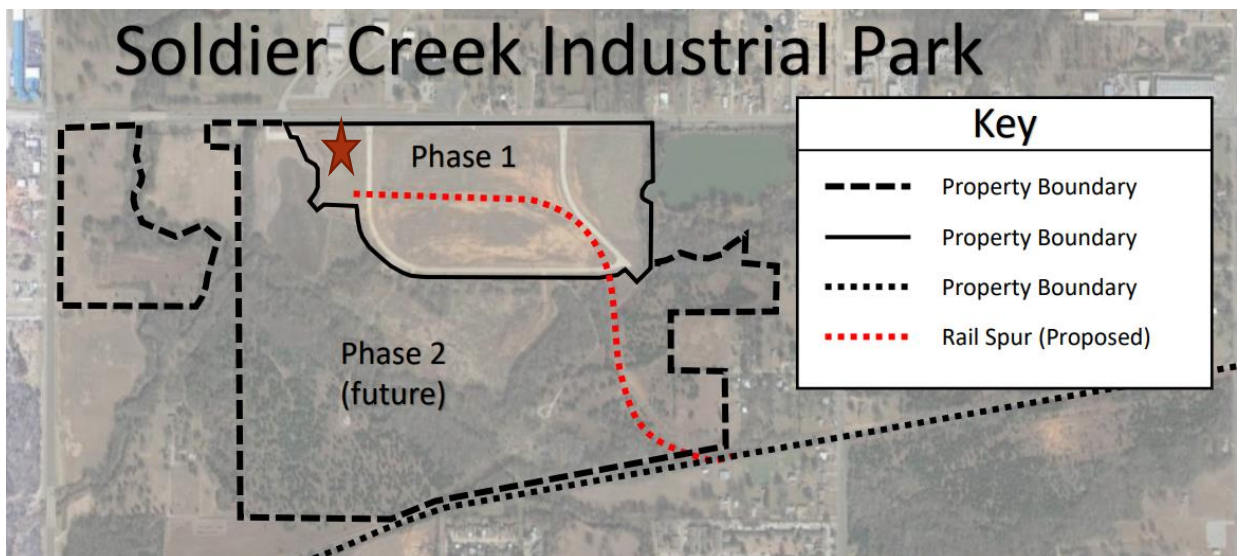
5030 N. May Avenue #435
Oklahoma City, OK 73112
www.avenuecre.com

Industrial Land for Sale or Build-to-Suit

Soldier Creek Industrial Park

The neighboring property is owned by the City of Midwest City. For more information as to potential project incentives, please contact Billy Harless (bharless@midwestcityok.org).

Midwest City Community Development SCIP:
<https://www.midwestcityok.org/community-development/page/soldier-creek-industrial-park>



Randy Vaillancourt
Managing Broker
405-210-6772 (mobile)
randy@avenuecre.com

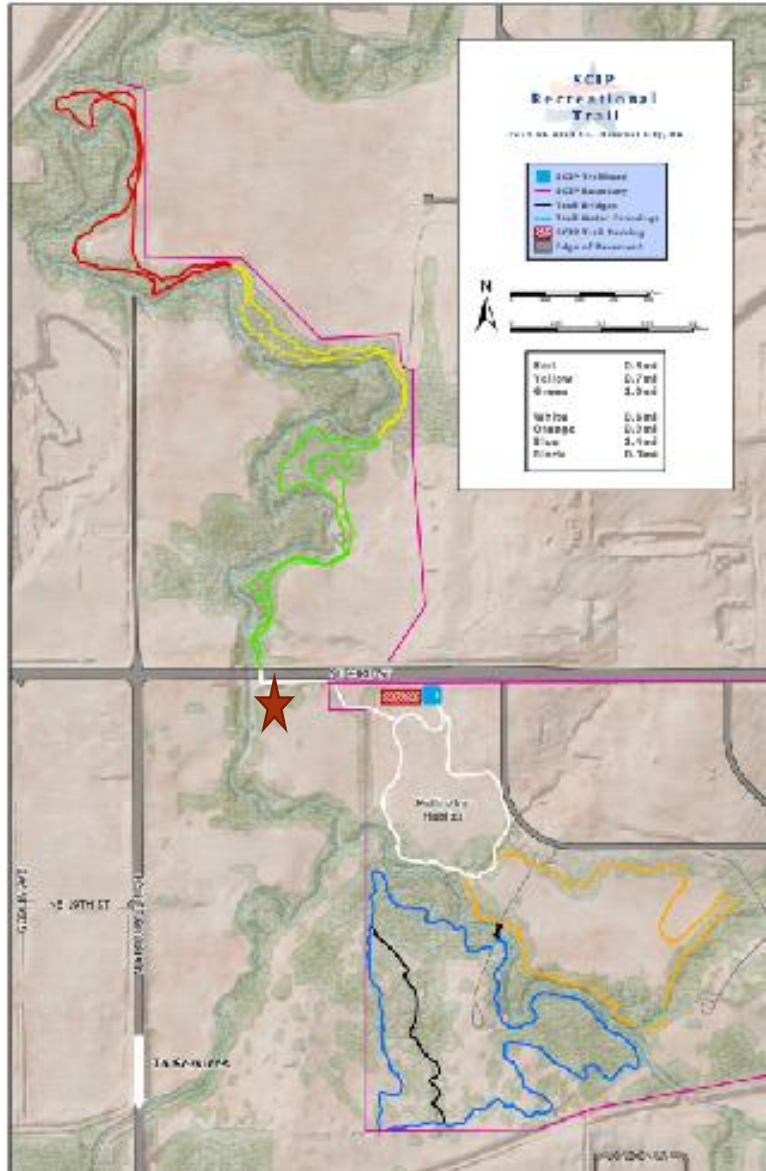
AVENUE
COMMERCIAL REAL ESTATE

5030 N. May Avenue #435
Oklahoma City, OK 73112
www.avenuecre.com

Industrial Land for Sale or Build-to-Suit

SCIP Recreational Trail

The listed subject property sits at the heart of the 77 acre SCIP Recreational Trail and is immediately west of a primary SCIP-RT trail head and parking. SCIP-RT is a multipurpose public trail regularly used by walkers and mountain bikers. The subject property has the potential to serve as a venue for cross country meets, bike racing and trail running.



Randy Vaillancourt
Managing Broker
405-210-6772 (mobile)
randy@avenuecre.com

AVENUE
COMMERCIAL REAL ESTATE

5030 N. May Avenue #435
Oklahoma City, OK 73112
www.avenuecre.com