



# JR FULTON & ASSOCIATES, INC.

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

OFFERED EXCLUSIVELY  
BY: DAN COWDEN &  
LESTER COWDEN



**TYPE PROPERTY:** DEVELOPMENT LAND

**LOCATION:** 9525 N. Interstate 35  
Oklahoma City, OK 73131

**GENERAL INFO:** Irregular, polygon shape. Owner may divide east to west. Located just to the north of Britton Rd. (2/10<sup>th</sup> mile) and on the west side of N. I-35 Service Rd. The service road is 2-way traffic. Water and Electric are to the site. Gas and Sewer are available. Sewer is approximately 850 ft. to the north. Flow of the sewer is to the north.

**TRAFFIC COUNT:** 94,500 vehicles per day

**ZONING:** Currently zoned "AA", Agricultural

**LAND AREA:** 6.8859 Acres mol

**FOR SALE:** \$885,000.00 / \$2.95 per sq. ft.

## FOR ADDITIONAL

**INFORMATION CONTACT: DAN COWDEN**

Cell: 405.210.8293

Office: 405.840.0200

Email: [dan@jrfulton.com](mailto:dan@jrfulton.com)

[www.jrfulton.com](http://www.jrfulton.com)

**LESTER COWDEN**

Cell: 405.203.4220

Office: 405.840.0200

Email: [lesterc@jrfulton.com](mailto:lesterc@jrfulton.com)