



# JR FULTON & ASSOCIATES, LLC

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:** \$2,490,000.00 / \$8.30 per sq. ft.

**FOR ADDITIONAL INFORMATION CONTACT:**

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The information contained herein has either been provided by the property owner or obtained from sources deemed reliable but not guaranteed. Prospective Buyers/Tenants should carefully verify items of income and expense and all other information contained herein. All reference to square footage provided by County Assessor.