

BAKER FIRST COMMERCIAL



RESPONSIVE



RELIABLE



RESULTS

BROKERAGE - DEVELOPMENT -  
CONSTRUCTION - PROPERTY MANAGEMENT -  
INVESTMENTS

## NE 13TH AVE LOTS OKLAHOMA CITY, OK

FOR SALE: \$70,000/LOT

### INFORMATION:

USE: R-3 MULTIFAMILY ZONED LAND  
TERMS: SALE (SEPERATE OR TOGETHER)  
TOTAL LAND IN ACRES: .4040 MOL  
TOTAL SF: 17,600 MOL  
VISIBILITY: GOOD  
LOCATION: VERY CLOSE TO  
DOWNTOWN AND THE CAPITOL

### HIGHLIGHTS:

TWO 55' X 160' LOTS  
ALLEY ACCESS  
GREAT IN-FILL LOCATION  
ZONED R-3  
EASY ACCESS TO STATE CAPITOL,  
DOWNTOWN, OU HEALTH SCIENCES  
CENTER, ST ANTHONY HOSPITAL,  
MIDTOWN  
POSSIBLE TO DEVELOP MIXED-USE

### CONTACT:

BEN SCHMIDT,CCIM  
P. 405.947.7200  
F. 405.947.7270  
C. 405.550.5251  
E. SCHMITB@BAKERFIRST.COM  
W. WWW.BAKERFIRST.COM

2800 NW 36TH STREET OKC, OK 73112



R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT: THE R-3 DISTRICT CREATES AND PRESERVES RESIDENTIAL AREAS WITH A BROAD RANGE OF HOUSING TYPES AND DENSITIES, WHICH ARE CLOSE TO ESSENTIAL SUPPORT SERVICES. THE REGULATIONS PROVIDE INCENTIVES FOR INFILL HOUSING DEVELOPMENT CONSISTENT WITH THE EXISTING CHARACTER AND DENSITY OF AN AREA. PROVISIONS ARE ALSO MADE FOR NON-RESIDENTIAL USES THAT SUPPORT RESIDENTIAL DEVELOPMENT.

## BAKER FIRST IS AT YOUR SERVICE...

- COMMERCIAL BROKERAGE SERVICES
- PROPERTY MANAGEMENT
- DESIGN/DEVELOP/BUILD
- CONSTRUCTION
- INVESTMENTS

ALLIANCE PROPERTY DEVELOPMENT, INC ("ALLIANCE") OFFERS CLIENTS CUSTOM DESIGN/DEVELOP/BUILD SERVICES FOR NEW PROJECTS, REMODELS, OR EXPANSION SERVICES. ALLIANCE HAS EXPERIENCE IN WORKING WITH STRICT TIME AND BUDGET PARAMETERS AND IS COMMITTED TO IDENTIFYING THE BEST SOLUTION'S FOR OUR CLIENTS.

OVER THE PAST 15 YEARS, ALLIANCE PROPERTY DEVELOPMENT HAS COMPLETED VARIOUS NEW CONSTRUCTION AND REMODEL/EXPANSION PROJECTS INCLUDING:



- EDUCATIONAL FACILITIES
- STORAGE FACILITIES
- RETAIL CENTERS
- OFFICE BUILDINGS
- WAREHOUSE BUILDINGS
- RESTAURANTS
- MULTIFAMILY PROJECTS
- PUBLIC PROJECTS

ALLIANCE IS AN AGGREGATION OF DIVERSELY TRAINED PROFESSIONALS WITH A WIDE RANGE OF SKILLS AND EXPERIENCES. WE DO ALL ASPECTS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO:

- \*PLANNING
- \*PERMITTING
- \*BUDGETING
- \*WORKING WITH SUBCONTRACTORS
- \*PROJECT MANAGEMENT
- \*SUPERINTENDENT SUPERVISION
- \*FINAL DETAILING

ALLIANCE PROVIDES SERVICES UNDER FIXED OR COST PLUS CONTRACTS TO BETTER MEET THE GOALS OF THE CLIENT.

