



**vanguard**  
DEVELOPMENT

# FOR SALE

I-35 & Southeast 82nd Street  
East Frontage  
Oklahoma City, OK 73149

- Property Size: 22 Acres ± (Divisible)
- Price: \$3,791,820



Michael C. Platt, CCIM  
Direct: 405-562-7492  
michael@vanguarddevelopment.com

Steven E. Cottom, CCIM  
Direct: 405-562-7493  
steve@vanguarddevelopment.com

11600 Broadway Extension  
Suite 250  
Oklahoma City, OK 73114

Phone: 405-840-5081  
Fax: 405-840-5084

www.vanguarddevelopment.com

- Property Size: 22 Acres ±
- Zoning: Commercial or Industrial
- All Utilities Available
- I-35 Frontage and Access
- Visibility: 100,000 vehicles per day
- Property is Divisible:
  - 5 Acres: \$1,200,000 (approx. \$5.50 per sf)
  - 17 Acres: \$2,591,820 (approx. \$3.50 per sf)
  - 22 Acres: \$3,791,820 (approx. \$3.50 per sf)

