



JR FULTON & ASSOCIATES, LLC

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

OFFERED EXCLUSIVELY
FOR SALE – Ray L Wulf
Cell: 405.308.3480



JR Fulton & Associates LLC has been retained to offer this tract for potential commercial or industrial development. Still currently zoned as AA, the surrounding area is I-2, R-A and AA. Multiple alternative industrial or commercial opportunities exist for this hard corner located at Council and S.W. 74th.

PROPERTY TYPE: LAND, hard corner

LOCATION: 7500 S. Council Rd.
Oklahoma City, OK 73132

LAND AREA: 4.48 Acres (mol)

GENERAL: Site currently has two older structures leased mo-to-mo. Wood frame house 1,133 sq. ft. Circa 1934 and wood frame 600 sq. ft. house Circa 1944, both currently being utilized as rental. Water line 18" on west side of Council. Sewer is 1,000 ft. south on Council. Property is being sold "AS IS"

FOR SALE: \$375,000.00

FOR ADDITIONAL INFORMATION CONTACT: RAY L WULF, Broker Associate
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www.jrfulton.com



Demographic and Income Comparison Profile

7500 S Council Rd, Oklahoma City, Oklahoma, 73169
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.39163
Longitude: -97.65379

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	1,521	7,629	44,688
Households	542	2,813	16,918
Families	414	2,169	11,815
Average Household Size	2.75	2.70	2.64
Owner Occupied Housing Units	437	2,373	11,252
Renter Occupied Housing Units	105	440	5,666
Median Age	35.1	38.2	33.4
2019 Summary			
Population	1,942	11,111	57,404
Households	687	3,966	20,878
Families	518	3,044	14,533
Average Household Size	2.79	2.78	2.67
Owner Occupied Housing Units	591	3,246	13,930
Renter Occupied Housing Units	96	720	6,948
Median Age	36.7	39.0	35.1
Median Household Income	\$75,551	\$82,149	\$61,837
Average Household Income	\$87,688	\$95,600	\$78,765
2024 Summary			
Population	2,304	12,794	62,794
Households	812	4,541	22,803
Families	610	3,467	15,858
Average Household Size	2.81	2.80	2.68
Owner Occupied Housing Units	703	3,738	15,591
Renter Occupied Housing Units	109	803	7,212
Median Age	36.8	39.0	35.5
Median Household Income	\$82,332	\$89,960	\$70,831
Average Household Income	\$101,595	\$106,945	\$88,646
Trends: 2019-2024 Annual Rate			
Population	3.48%	2.86%	1.81%
Households	3.40%	2.74%	1.78%
Families	3.32%	2.64%	1.76%
Owner Households	3.53%	2.86%	2.28%
Median Household Income	1.73%	1.83%	2.75%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	23	3.3%	120	3.0%	1,466	7.0%
\$15,000 - \$24,999	23	3.3%	141	3.6%	1,636	7.8%
\$25,000 - \$34,999	32	4.7%	241	6.1%	2,340	11.2%
\$35,000 - \$49,999	103	15.0%	428	10.8%	2,793	13.4%
\$50,000 - \$74,999	157	22.9%	772	19.5%	3,871	18.5%
\$75,000 - \$99,999	162	23.6%	777	19.6%	2,957	14.2%
\$100,000 - \$149,999	97	14.1%	954	24.1%	3,835	18.4%
\$150,000 - \$199,999	69	10.0%	351	8.9%	1,236	5.9%
\$200,000+	21	3.1%	184	4.6%	744	3.6%
Median Household Income	\$75,551		\$82,149		\$61,837	
Average Household Income	\$87,688		\$95,600		\$78,765	
Per Capita Income	\$31,588		\$34,806		\$28,636	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	21	2.6%	111	2.4%	1,280	5.6%
\$15,000 - \$24,999	21	2.6%	132	2.9%	1,503	6.6%
\$25,000 - \$34,999	32	3.9%	233	5.1%	2,255	9.9%
\$35,000 - \$49,999	101	12.4%	426	9.4%	2,791	12.2%
\$50,000 - \$74,999	160	19.7%	781	17.2%	4,071	17.9%
\$75,000 - \$99,999	188	23.2%	872	19.2%	3,395	14.9%
\$100,000 - \$149,999	137	16.9%	1,200	26.4%	4,816	21.1%
\$150,000 - \$199,999	122	15.0%	545	12.0%	1,798	7.9%
\$200,000+	31	3.8%	241	5.3%	893	3.9%
Median Household Income	\$82,332		\$89,960		\$70,831	
Average Household Income	\$101,595		\$106,945		\$88,646	
Per Capita Income	\$36,457		\$38,734		\$32,139	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	118	7.7%	513	6.7%	3,671	8.2%
Age 5 - 9	120	7.9%	529	6.9%	3,573	8.0%
Age 10 - 14	104	6.8%	578	7.6%	3,390	7.6%
Age 15 - 19	97	6.4%	497	6.5%	3,003	6.7%
Age 20 - 24	85	5.6%	375	4.9%	2,902	6.5%
Age 25 - 34	235	15.4%	961	12.6%	6,876	15.4%
Age 35 - 44	213	14.0%	1,125	14.7%	6,380	14.3%
Age 45 - 54	207	13.6%	1,251	16.4%	6,249	14.0%
Age 55 - 64	181	11.9%	933	12.2%	4,578	10.2%
Age 65 - 74	93	6.1%	548	7.2%	2,461	5.5%
Age 75 - 84	55	3.6%	260	3.4%	1,293	2.9%
Age 85+	14	0.9%	59	0.8%	312	0.7%

2019 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	140	7.2%	712	6.4%	4,129	7.2%
Age 5 - 9	144	7.4%	763	6.9%	4,121	7.2%
Age 10 - 14	141	7.3%	790	7.1%	4,078	7.1%
Age 15 - 19	121	6.2%	682	6.1%	3,686	6.4%
Age 20 - 24	101	5.2%	566	5.1%	3,753	6.5%
Age 25 - 34	272	14.0%	1,428	12.9%	8,821	15.4%
Age 35 - 44	291	15.0%	1,569	14.1%	8,237	14.3%
Age 45 - 54	240	12.4%	1,527	13.7%	7,255	12.6%
Age 55 - 64	227	11.7%	1,491	13.4%	6,551	11.4%
Age 65 - 74	173	8.9%	1,009	9.1%	4,356	7.6%
Age 75 - 84	68	3.5%	453	4.1%	1,885	3.3%
Age 85+	23	1.2%	121	1.1%	532	0.9%

2024 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	161	7.0%	816	6.4%	4,498	7.2%
Age 5 - 9	174	7.6%	880	6.9%	4,442	7.1%
Age 10 - 14	178	7.7%	925	7.2%	4,408	7.0%
Age 15 - 19	150	6.5%	808	6.3%	4,038	6.4%
Age 20 - 24	115	5.0%	563	4.4%	3,897	6.2%
Age 25 - 34	312	13.5%	1,664	13.0%	9,644	15.4%
Age 35 - 44	344	14.9%	1,828	14.3%	9,067	14.4%
Age 45 - 54	293	12.7%	1,682	13.1%	7,680	12.2%
Age 55 - 64	228	9.9%	1,552	12.1%	6,614	10.5%
Age 65 - 74	213	9.2%	1,277	10.0%	5,282	8.4%
Age 75 - 84	108	4.7%	633	4.9%	2,567	4.1%
Age 85+	27	1.2%	165	1.3%	658	1.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,262	83.0%	6,336	83.0%	32,809	73.4%
Black Alone	31	2.0%	164	2.1%	2,072	4.6%
American Indian Alone	67	4.4%	279	3.7%	1,968	4.4%
Asian Alone	35	2.3%	226	3.0%	2,136	4.8%
Pacific Islander Alone	0	0.0%	1	0.0%	17	0.0%
Some Other Race Alone	56	3.7%	302	4.0%	3,495	7.8%
Two or More Races	70	4.6%	322	4.2%	2,191	4.9%
Hispanic Origin (Any Race)	96	6.3%	610	8.0%	6,689	15.0%

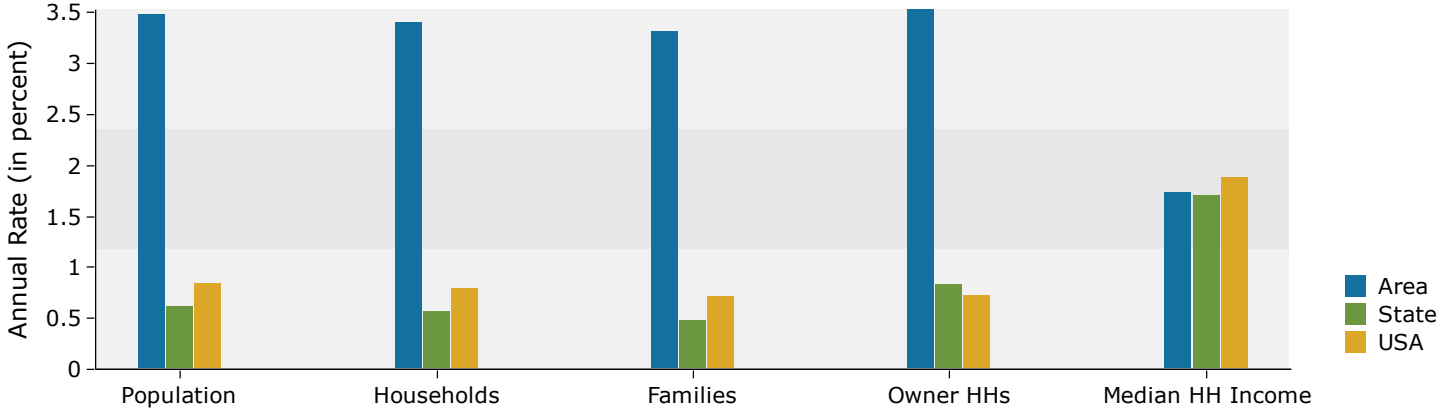
2019 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,536	79.1%	8,660	77.9%	39,725	69.2%
Black Alone	44	2.3%	328	3.0%	3,520	6.1%
American Indian Alone	88	4.5%	426	3.8%	2,427	4.2%
Asian Alone	58	3.0%	488	4.4%	2,983	5.2%
Pacific Islander Alone	0	0.0%	3	0.0%	33	0.1%
Some Other Race Alone	107	5.5%	624	5.6%	5,453	9.5%
Two or More Races	108	5.6%	583	5.2%	3,263	5.7%
Hispanic Origin (Any Race)	180	9.3%	1,237	11.1%	10,583	18.4%

2024 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,817	78.9%	9,810	76.7%	42,868	68.3%
Black Alone	53	2.3%	406	3.2%	3,892	6.2%
American Indian Alone	106	4.6%	505	3.9%	2,693	4.3%
Asian Alone	68	3.0%	578	4.5%	3,420	5.4%
Pacific Islander Alone	0	0.0%	4	0.0%	43	0.1%
Some Other Race Alone	130	5.6%	771	6.0%	6,040	9.6%
Two or More Races	129	5.6%	721	5.6%	3,838	6.1%
Hispanic Origin (Any Race)	219	9.5%	1,533	12.0%	11,890	18.9%

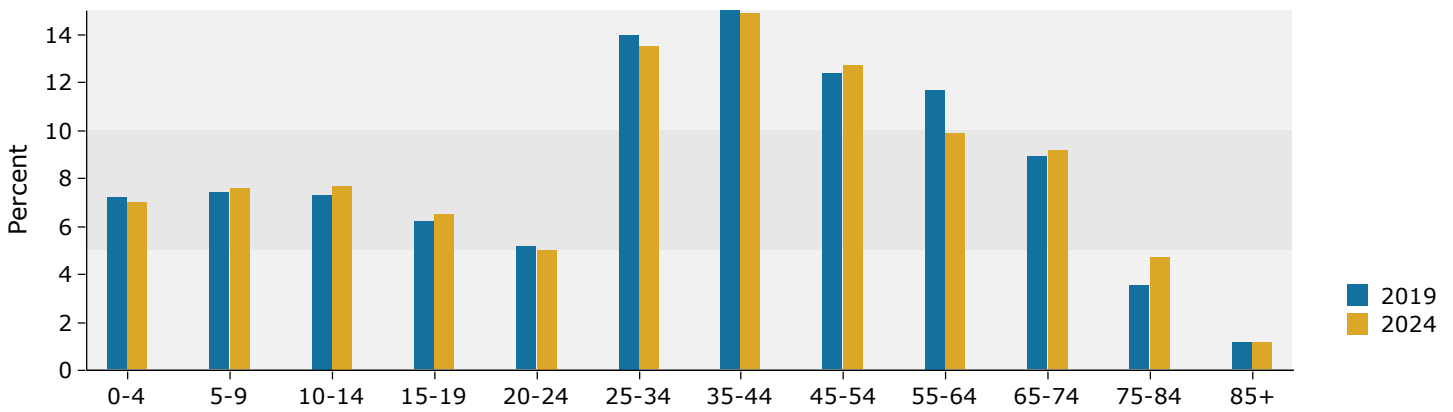
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1 mile

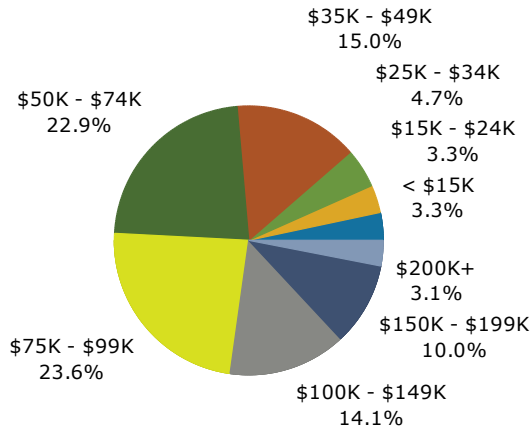
Trends 2019-2024



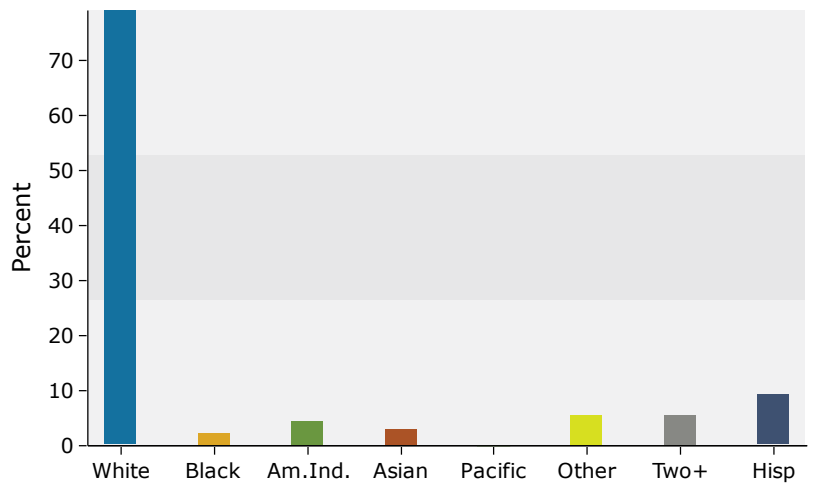
Population by Age



2019 Household Income



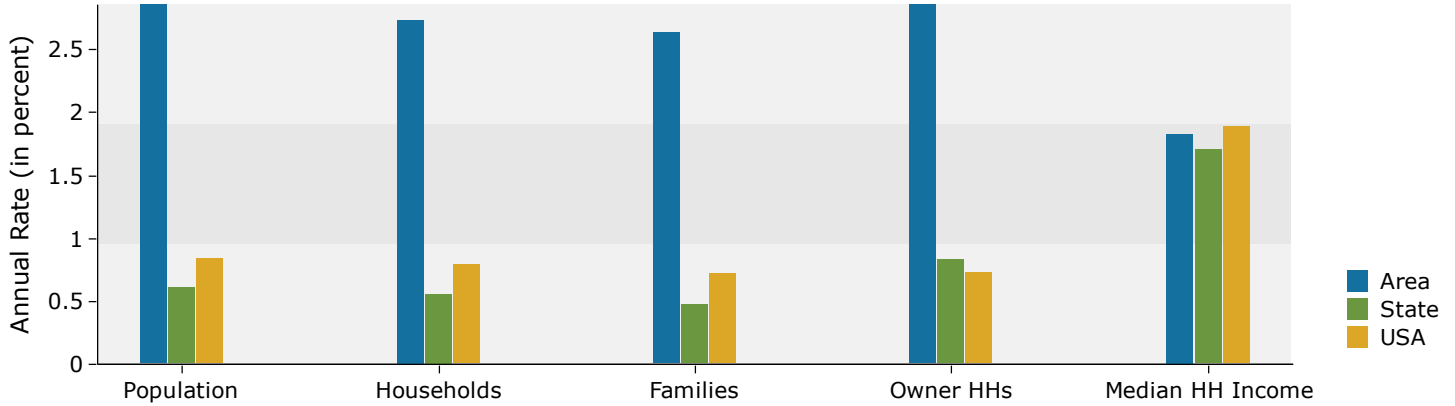
2019 Population by Race



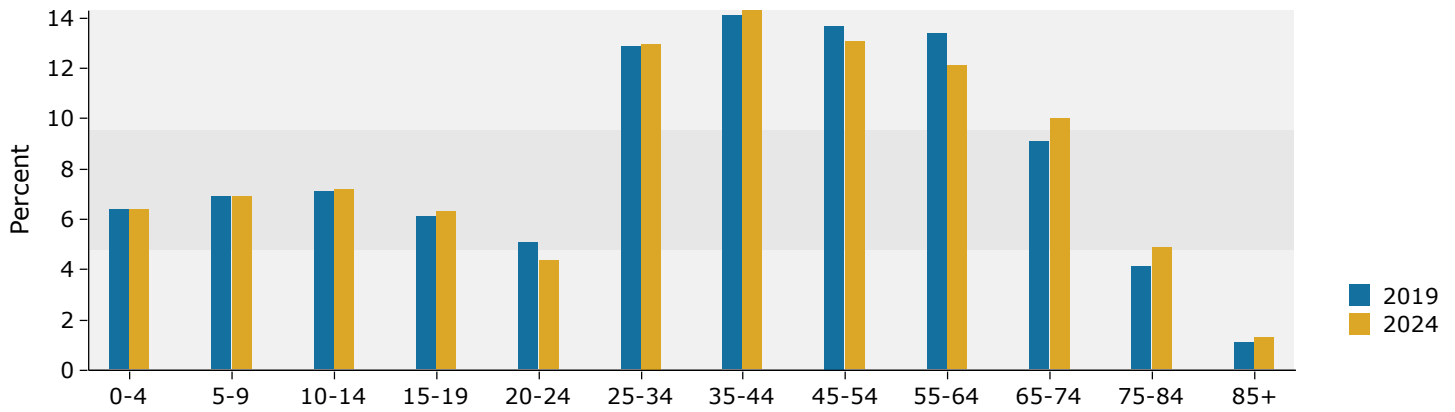
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

3 miles

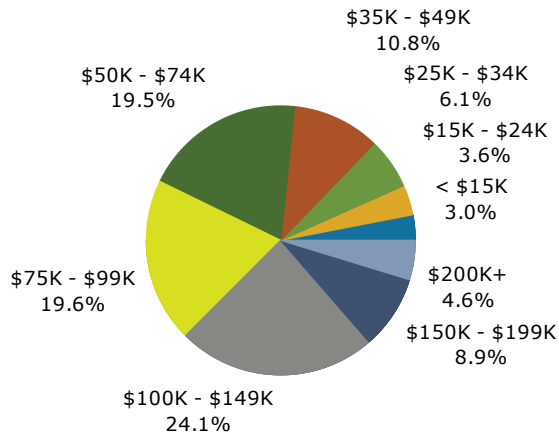
Trends 2019-2024



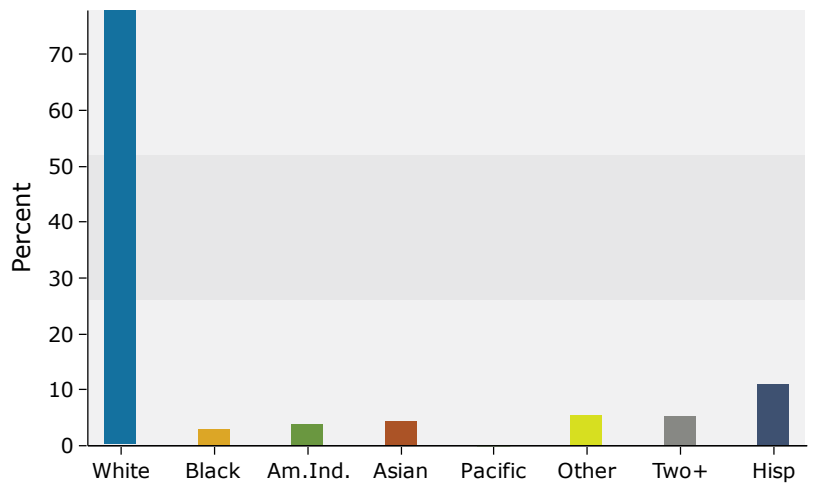
Population by Age



2019 Household Income



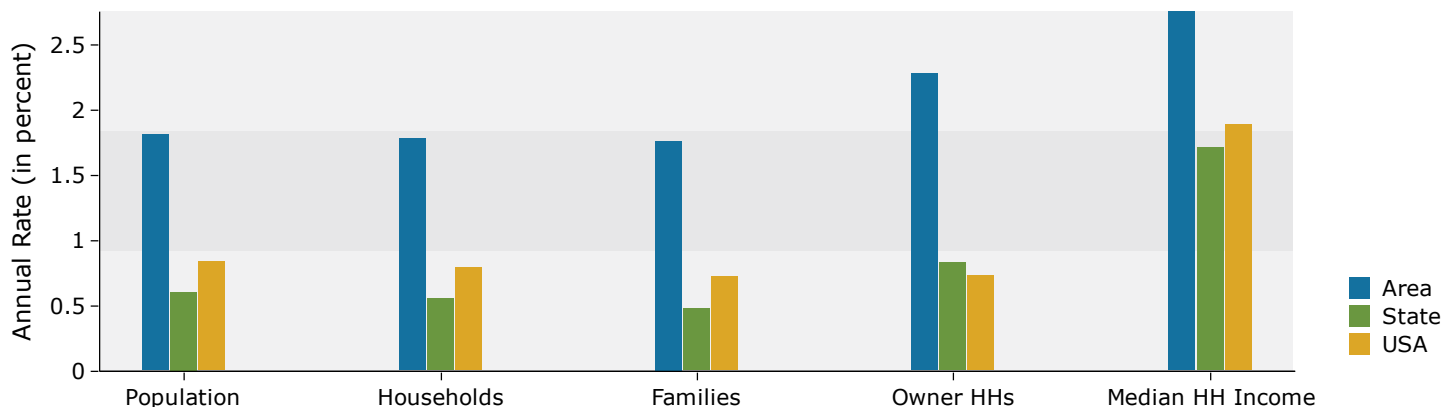
2019 Population by Race



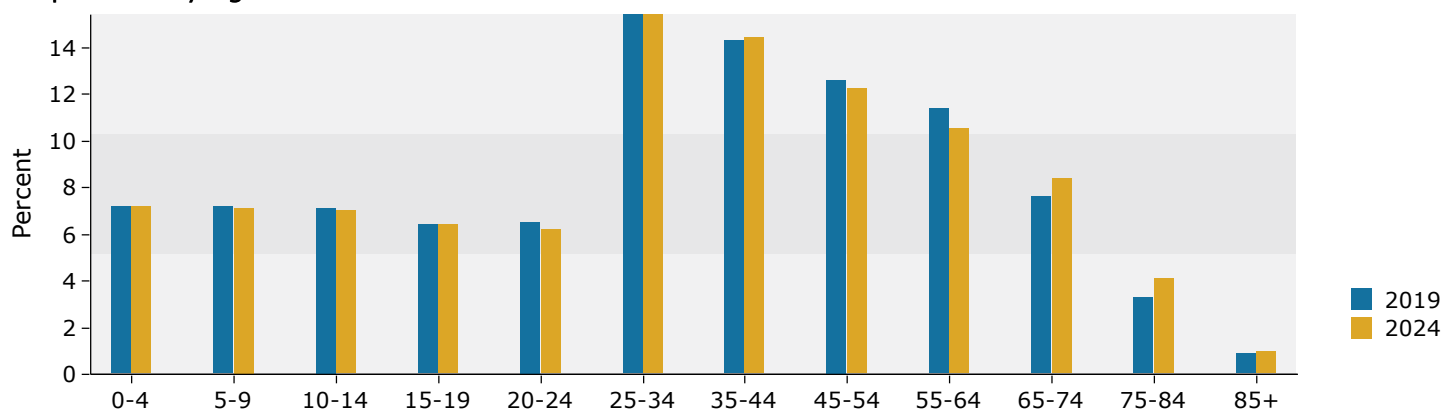
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

5 miles

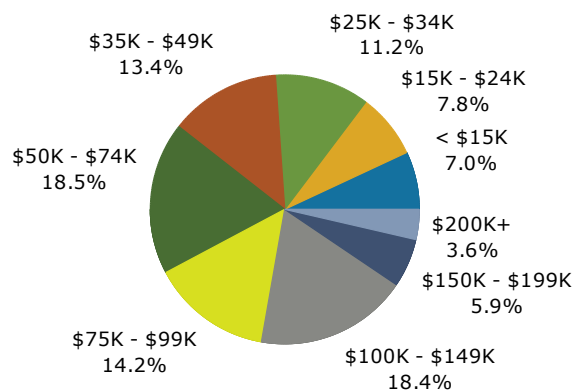
Trends 2019-2024



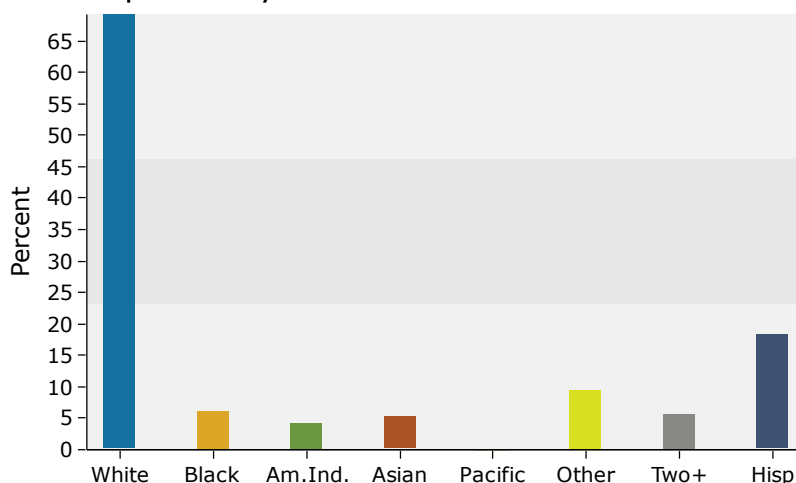
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.