

# WESTGATE PARK

AN LAND INVESTMENT OPPORTUNITY

10401 W RENO AVE  
OKLAHOMA CITY, OK 73127

WESTGATEPARKOKC.COM



## Summary

Sale Price: \$7.50 - \$15.00/sf  
 10 Lots: Variable Sizes  
 Zoning: Urban Commercial  
 Market: Oklahoma City  
 Submarket: Mustang, Yukon

## Highlights

- Traffic Counts 10,000 and higher
- 1,000 Daily employees in place at Westgate One
- Immediate proximity to I-40 & Kilpatrick Turnpike
- Turnpike expansion to include interchanges at SW 15th & SW 29th at Sara Road
- Four miles West from The Outlet Shops of OKC
- Surrounded by Yukon & Mustang Schools

## Property Overview

As part of the developing Westgate Park, this mixed-use property has frontage on N Sara Road and W Reno Ave. Westgate Park features the flagship Westgate One office building, home to NTT DATA. Existing development plan for 2020 includes retail and eateries, additional office buildings, and multifamily units. Lot sizes & pricing varies, ranging from \$7.50/SF - \$15.00/SF.

## Location Overview

Located on the northeast corner of Sara Rd and W Reno Ave, this property is part of the Westgate Park development and is minutes from downtown OKC. Completed expansion of the Kilpatrick Turnpike will provide a direct route to Will Rogers World Airport as well as an interchange at both SW 15th and SW 29th & Sara Rd.

## Area Demographics

Population	1 Mile	10 Miles	30 Miles
Total Population	2,444	297,449	1,292,865
Media Age	30.8	35.4	34.8
Media Age (Male)	34.4	34.6	33.7
Media Age (Female)	29.7	36.3	35.8
Households & Income	863	116,233	506,346
# of persons per HH	2.8	2.6	2.6
Average HH Income	\$64,812	\$60,283	\$64,586
Average House Value	\$130,151	\$141,624	\$167,904



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PARK

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## Existing Westgate One

5-Story  
Class A

400,00  
SF Office  
Building

1,000 Daily  
Employees



- A - Retail Center 11,200 sf
- B - 2-Story Office 68,000 sf
- C - Pad Site
- D - Retail Center 17,500 sf
- E - 2-Story Office 60,000 sf
- F - Hard Corner/C-Store
- G - Pad Site
- H - Pad Site
- I - Pad Site
- J - Pad Site

RETAIL - \$10.00/sf

OFFICE - \$7.50/sf

C-STORE - \$15.00/sf

NOT FOR SALE

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