

LAND FOR LEASE

GROUND LEASE OR BUILD TO SUIT

5001 W Waterloo Rd, Edmond, OK 73025

JOHNNY STRADAL

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$0.80 SF/yr (Ground)
Available SF:	1.5 - 2.5 Acres
Zoning:	Unincorporated

PROPERTY OVERVIEW

This 1.5 - 2.5 acre MOL site is located on the NE hard corner of Waterloo and Pennsylvania in Logan County, Oklahoma. The unincorporated zoning allows for all types of uses due to its limited zoning restrictions. Whether you are looking to establish a new business or expand an existing one, this land presents a unique opportunity to capitalize on the growth and development of Edmond and Deer Creek.

PROPERTY HIGHLIGHTS

- Unincorporated: Developers often find unincorporated areas appealing due to potentially fewer restrictions and lower costs associated with permits and fees
- Hard corner with access from the North and East
- Growing urban area (Edmond and Deer Creek)
- A build to suit allows tenants to avoid high upfront capital expenditures associated with purchasing or renovating existing buildings
- Great opportunity for a gas station

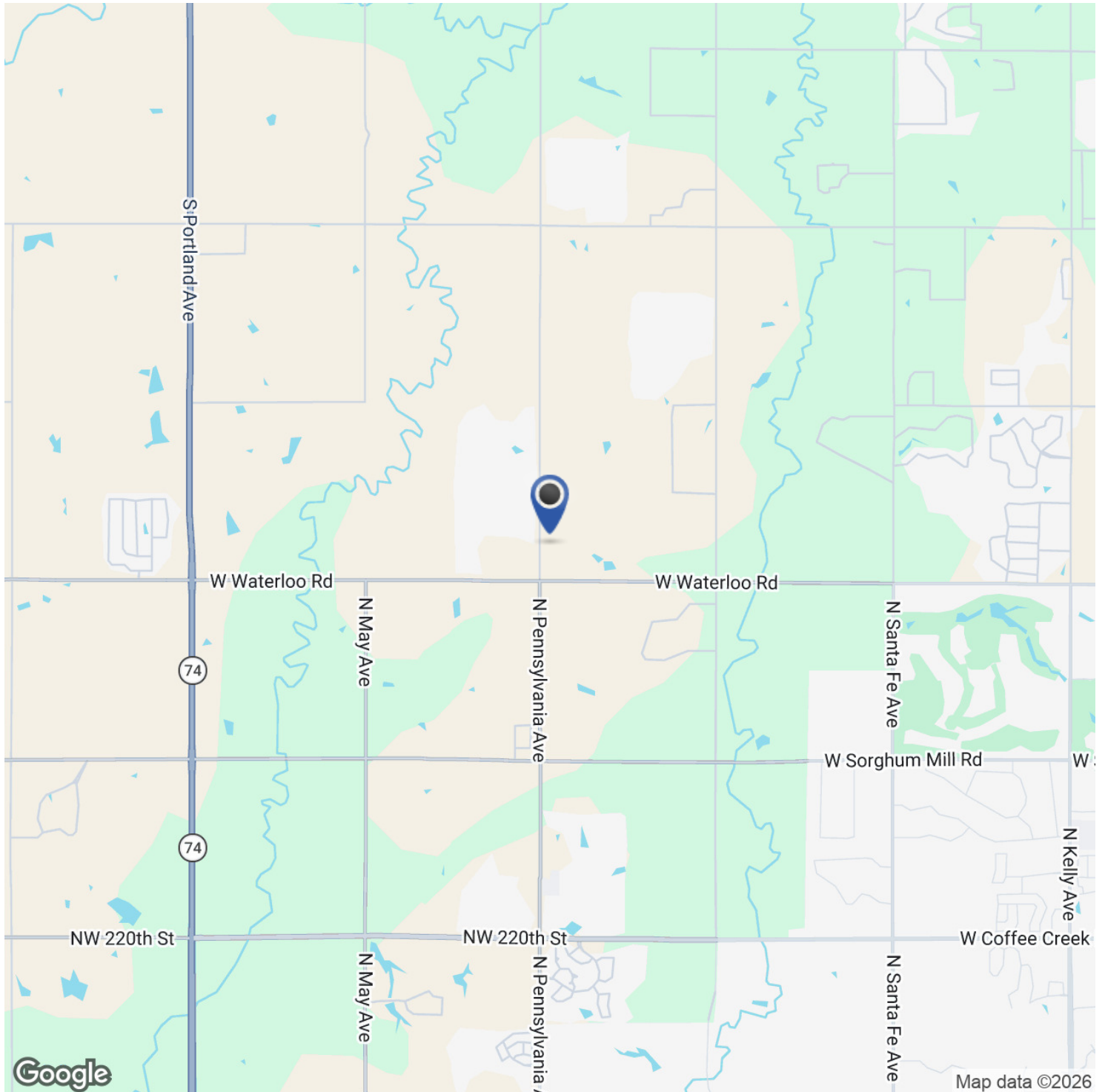
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ADDITIONAL PHOTOS



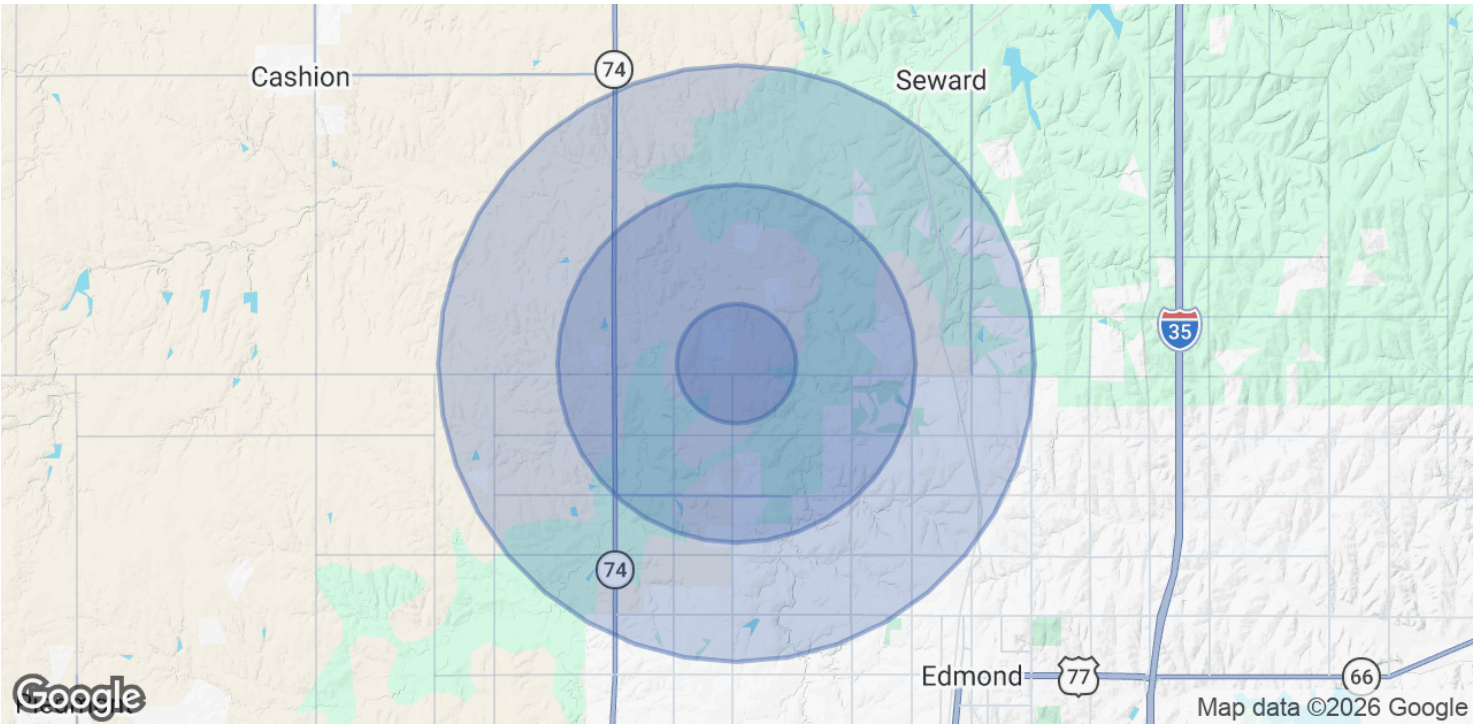
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	895	11,286	49,059
Average Age	36	37	37
Average Age (Male)	36	37	37
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	277	3,554	16,366
# of Persons per HH	3.2	3.2	3
Average HH Income	\$175,301	\$183,169	\$164,268
Average House Value	\$440,571	\$467,861	\$429,406

2020 American Community Survey (ACS)

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