# 178th & MacArthur

17905 North Macarthur Boulevard, Edmond, OK 73012

For Sale




## Details

| | |
|---|---|
| Sale Price: | $5,995,000 |
| Lot Size: | 16 Acres |
| Price / Foot: | $8.60 |
| Zoning: | Commercial |
| Market: | Edmond |
| Submarket; | Deer Creek |

## Overview

Offered for sale is a prime commercial land opportunity at 17905 North Macarthur Boulevard in Edmond, Oklahoma, located in the growing Deer Creek area. Positioned at the northwest corner of NW 178th Street and North MacArthur Boulevard, this tract offers a versatile canvas for an investor, developer, or end user seeking a strategic site for future improvement. With Commercial zoning and the advantages of ownership in a growing Deer Creek corridor, the property offers strong long-term potential for a range of commercial and investment objectives. Whether held for appreciation, developed for a specific use, or added to a broader portfolio, this site presents a well-positioned land acquisition with lasting value.

Camden Nightengale
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727.946.3333

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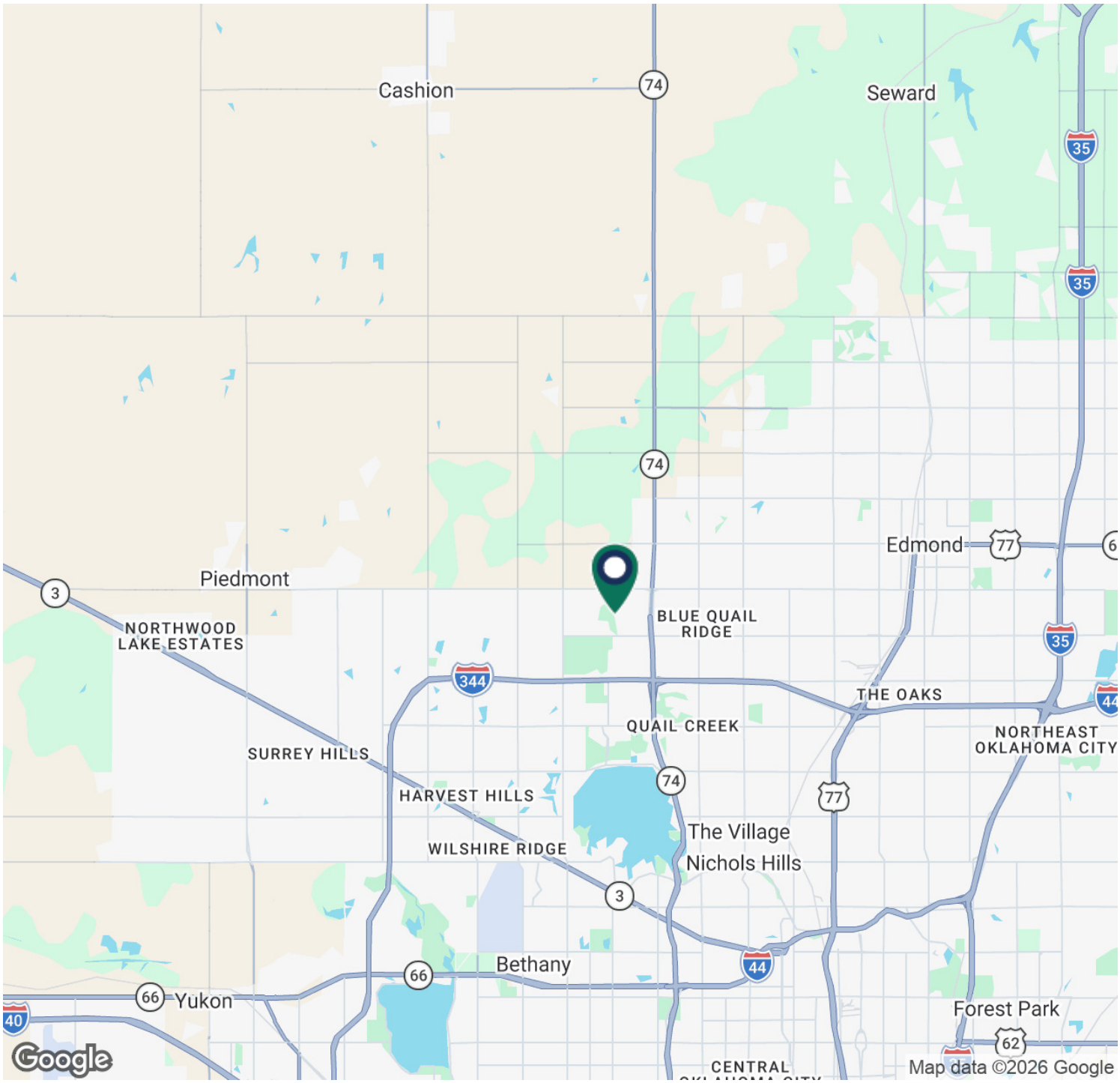
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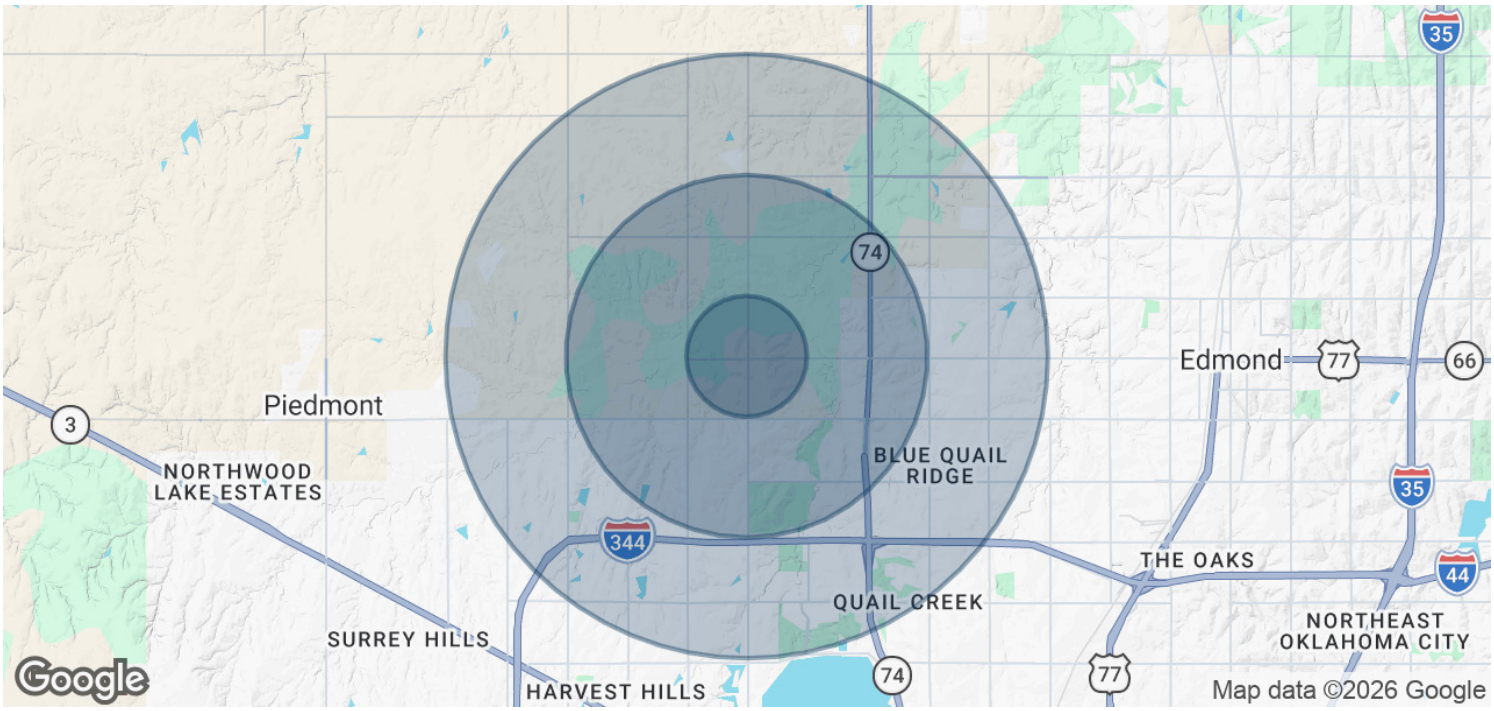

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| Population | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 331 | 20,752 | 93,378 |
| Average Age | 46.5 | 32.8 | 36.9 |
| Average Age (Male) | 37.4 | 32.9 | 35.8 |
| Average Age (Female) | 48.8 | 33.0 | 38.1 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Households | 102 | 6,940 | 37,558 |
| # of Persons per HH | 3.2 | 3.0 | 2.5 |
| Average HH Income | $270,072 | $160,673 | $129,104 |
| Average House Value | $919,967 | $471,183 | $374,886 |

*2023 American Community Survey (ACS)*


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