

Executive Summary

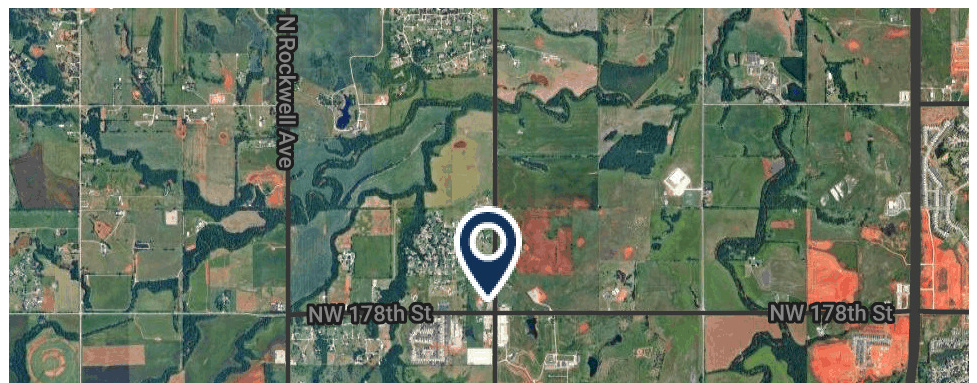


OFFERING SUMMARY

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

PROPERTY 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

727.946.3333

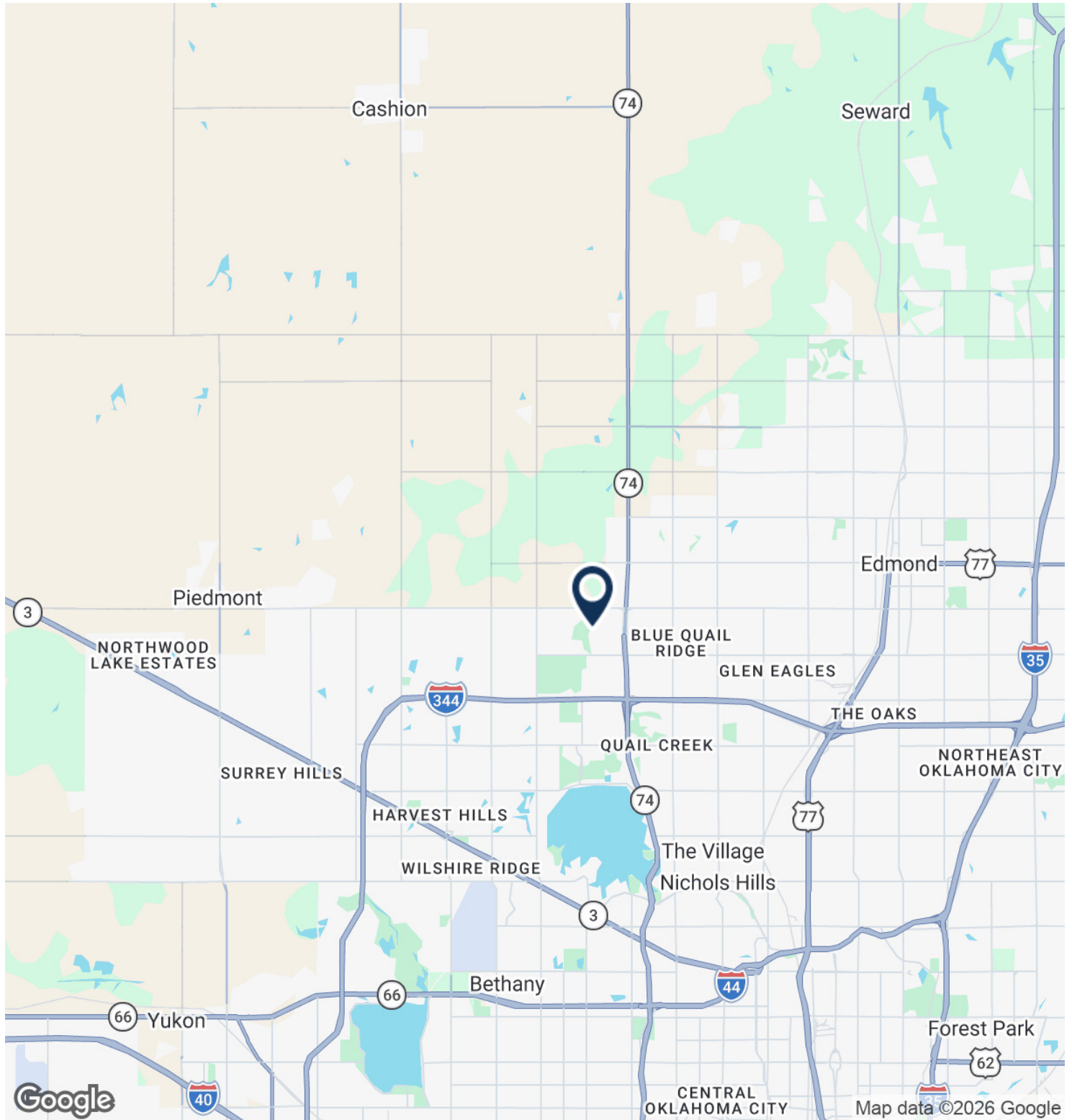
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Additional Photos



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Location Map

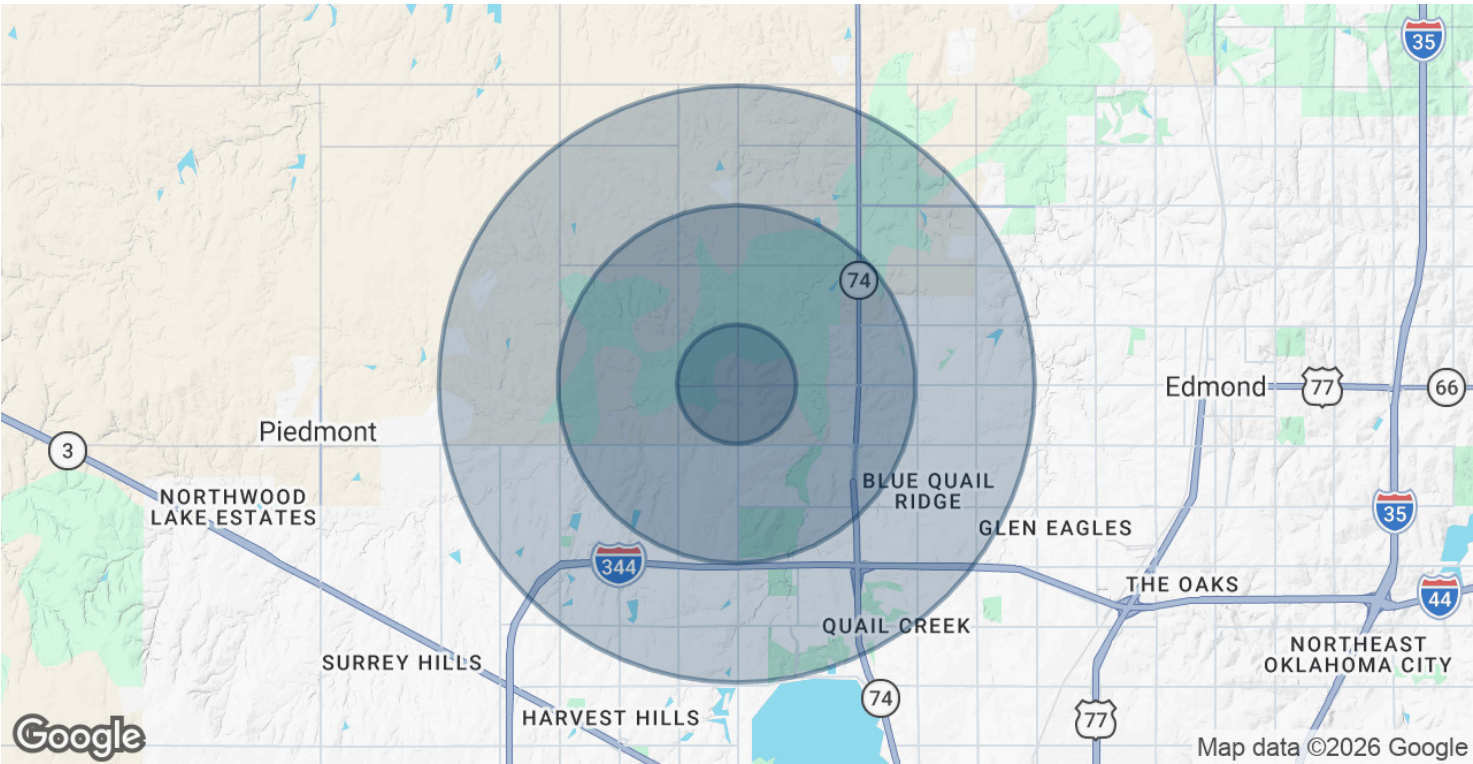


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	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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