Executive Summary



Details

Sale Price:	$2,500,000
Lot Size:	7.03 Acres
Price / Acre:	$355,619 ($8.16/SF)
Zoning:	E-3 (Restr. Light Industrial)

Highlights

- Utilities to Site
- Conceptual site plans available
- Flat topography for easy development
- Potential for both North and South access (Site can connect to dedicated public streets (Garage Dr. & Sonic Dr.).

Overview

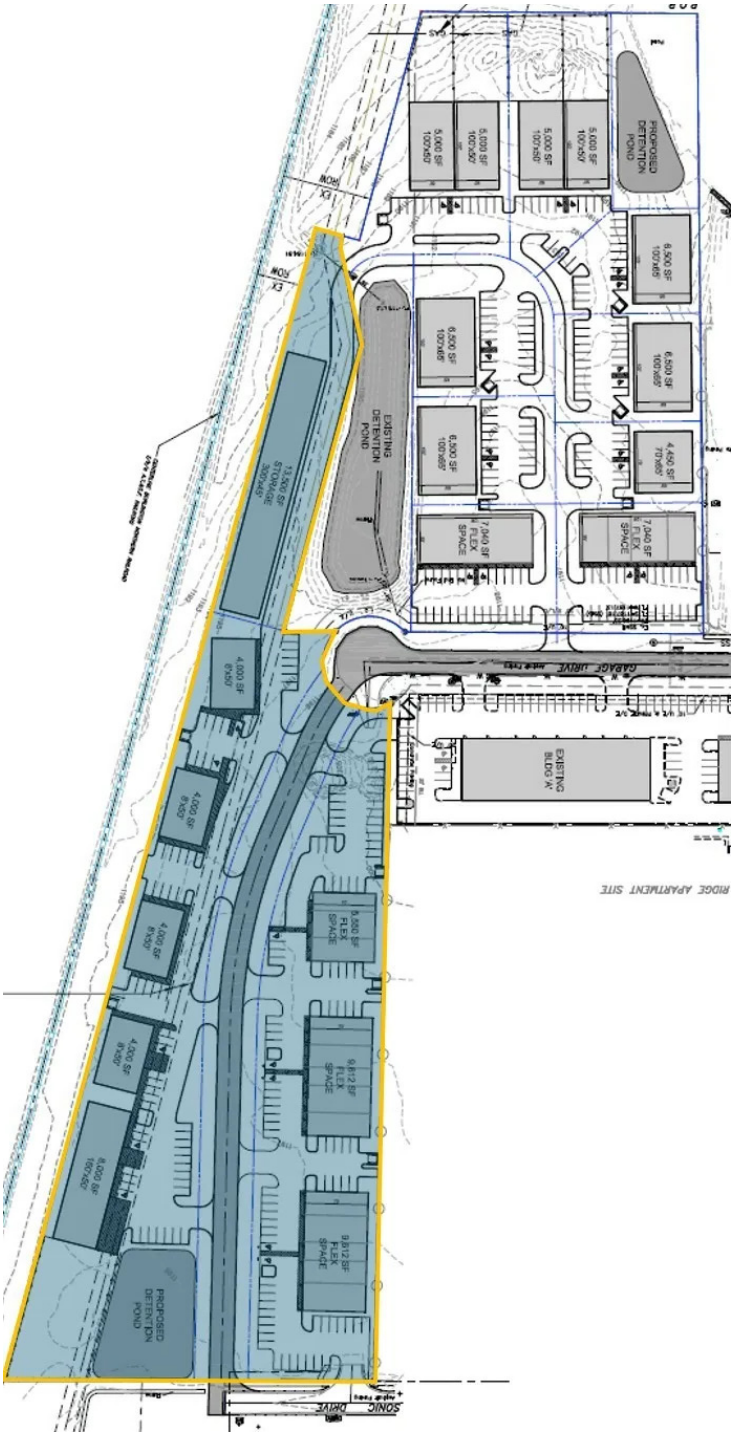
Situated near the heart of Edmond, this land is perfectly positioned to serve nearly 100,000 residents. With E-3 Industrial zoning, it offers a diverse range of possibilities for businesses looking to establish a strong presence in the community. Don't miss out on this exceptional opportunity!

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Site Plan



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Location Map

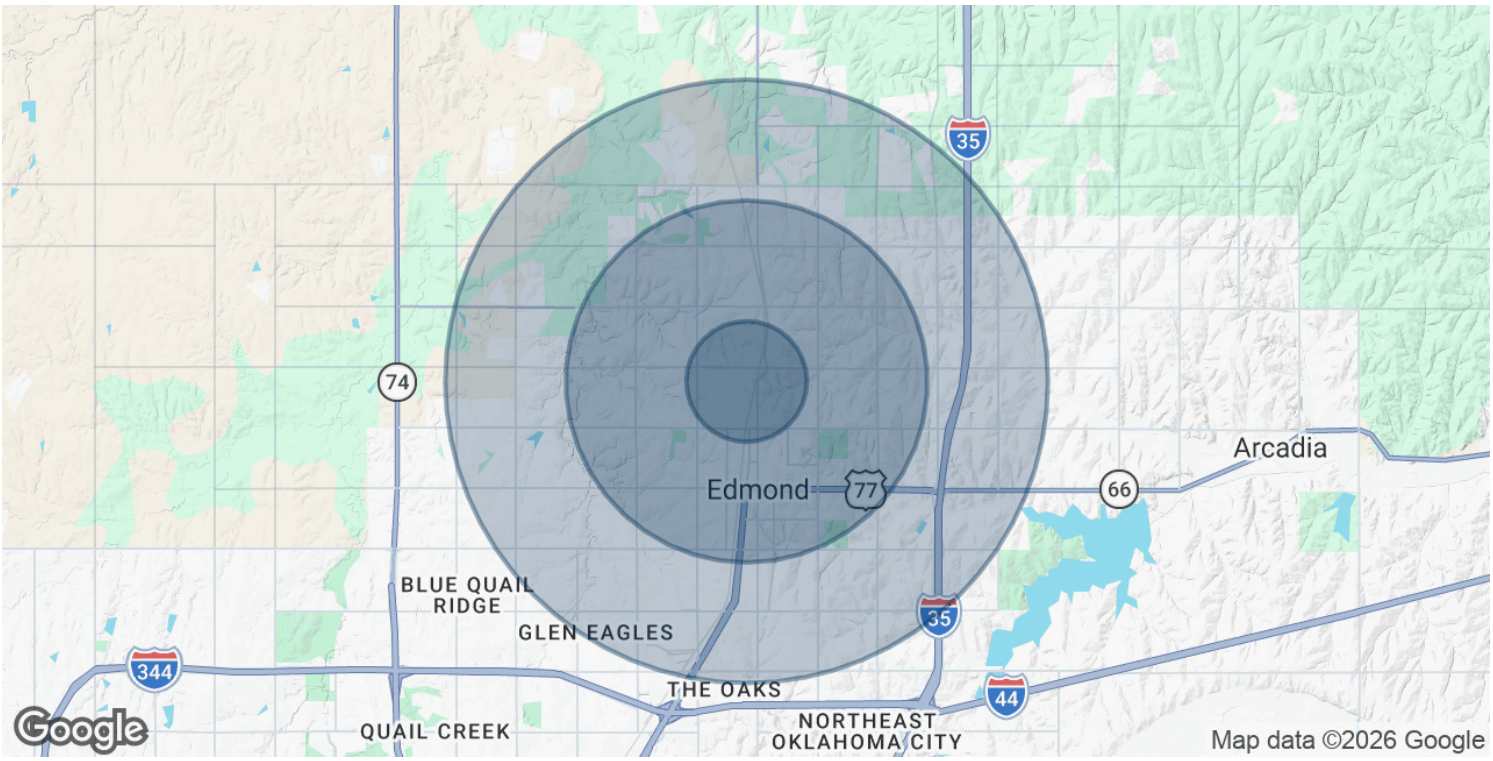


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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	9,341	67,133	139,600
Average Age	42	39	38
Average Age (Male)	40	37	37
Average Age (Female)	43	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,734	26,136	52,269
# of Persons per HH	2.5	2.6	2.7
Average HH Income	$113,337	$129,468	$137,518
Average House Value	$354,037	$360,328	$372,945

2020 American Community Survey (ACS)

11122026

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