

3030 NW 164TH ST  
3030 NW 164TH ST | EDMOND, OK 73013



**SALE PRICE: \$1,750,000**

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405.570.3606  
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## Property Description



## Property Description

Pleased to offer this exceptional purchase opportunity of a commercial lot at 3030 NW 164th, Edmond, OK. This lot is in a prime location, just seconds from Hwy74/Portland, near the intersection of NW 164th and May Avenue. The lot has great frontage and visibility, strong demographics and surrounded by high end retail and rooftops. Land condition is pad ready with infrastructure in place, including parking, ready for immediate construction. The zoning is a PUD with predominantly C-3, allowing for a number of uses. Land size is 1.14 acres and the pad can accommodate up to 17,000sf of two story structure.

## Location Description

Vacant lot at 3030 NW 164th, Edmond, OK

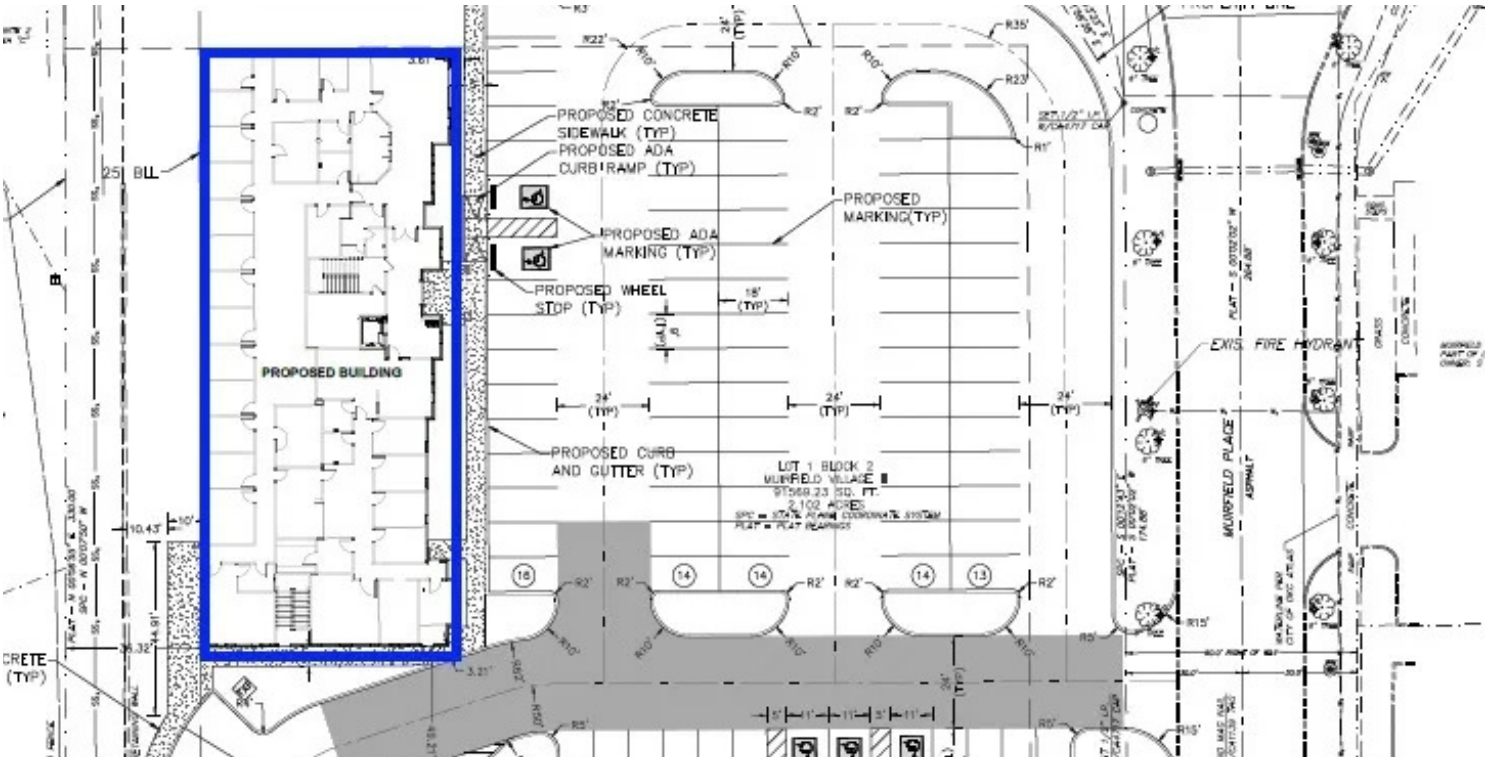
## Site Description

Pad ready lot with infrastructure and parking included

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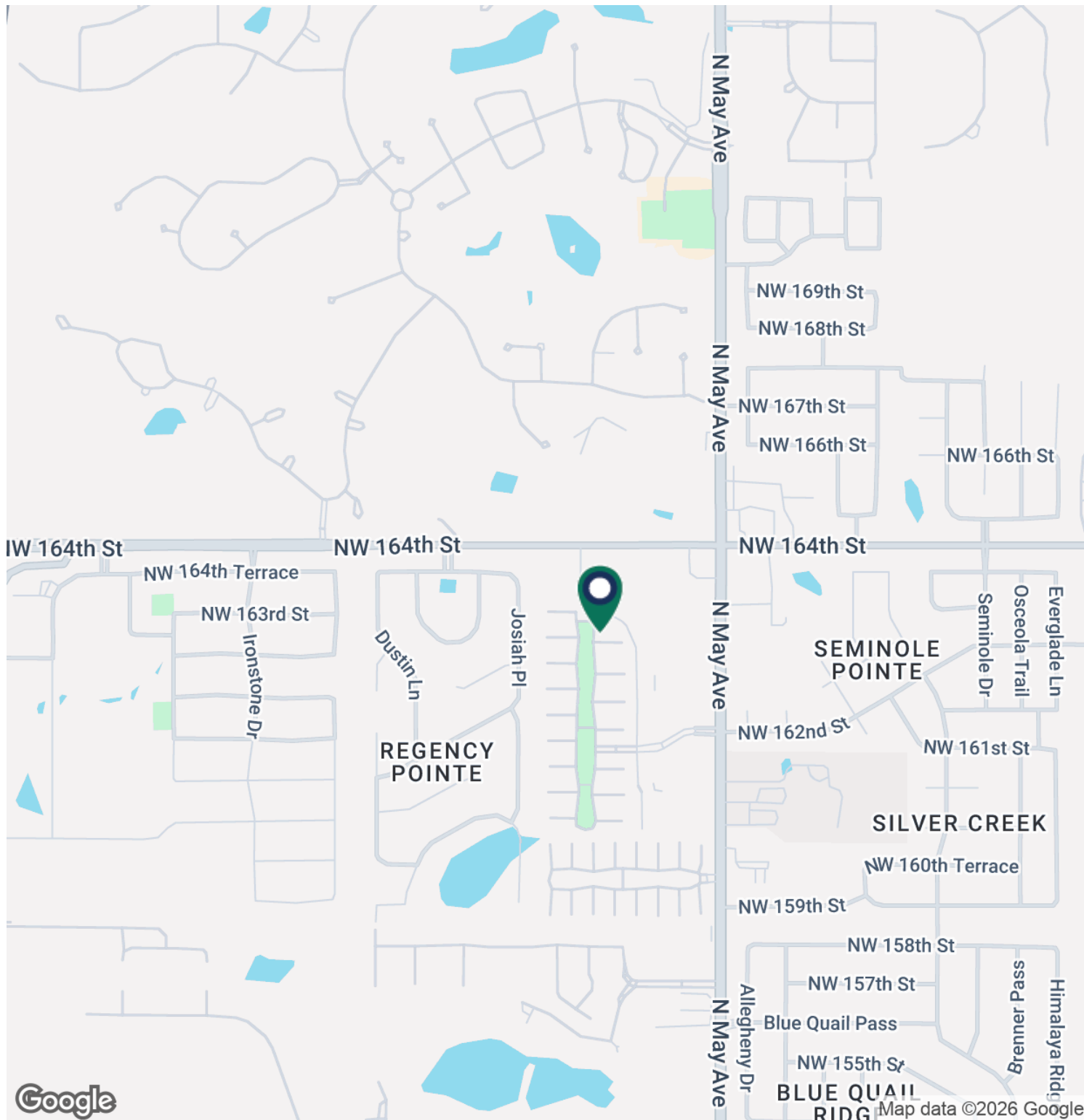
Additional Photos



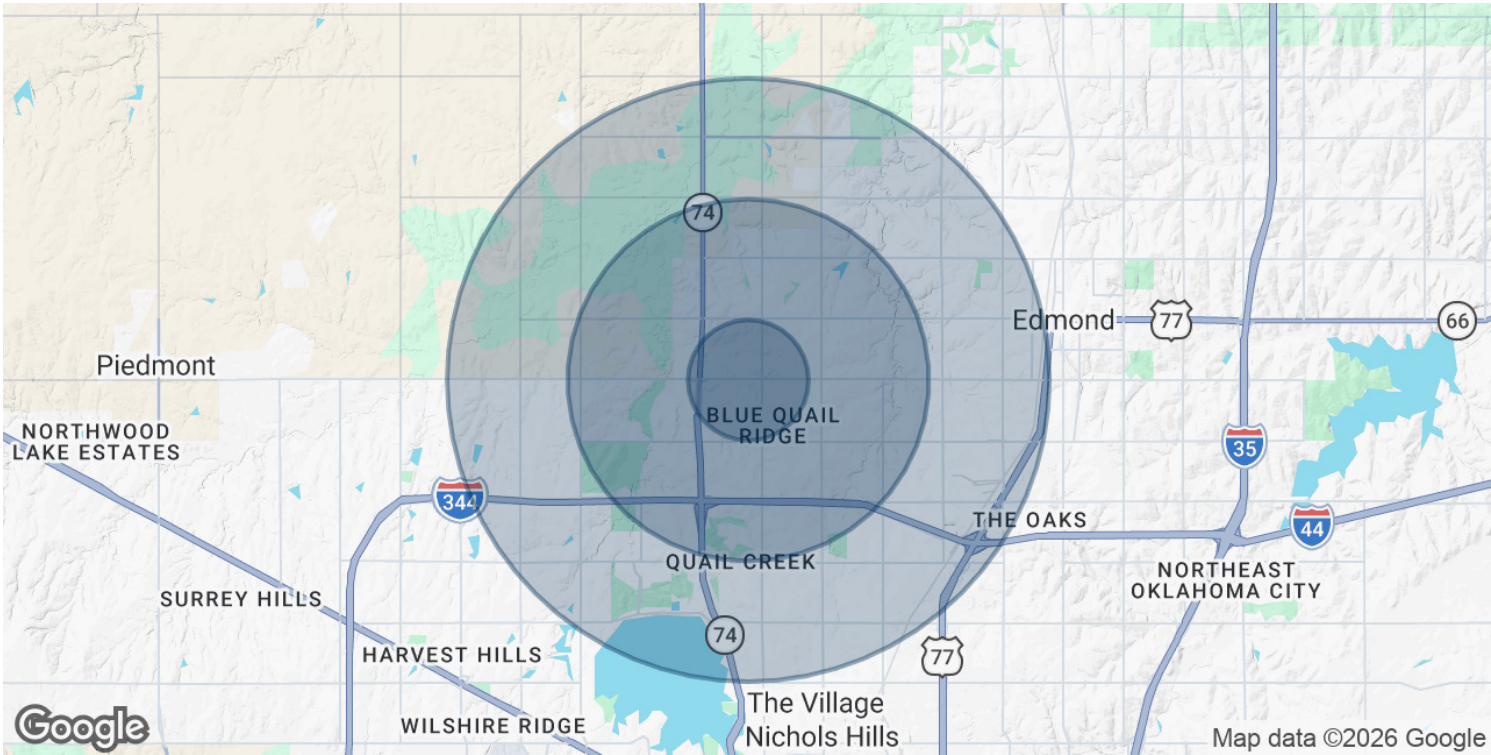
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|----------------------------------------------------------|----------------------------------------------------------------|
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CREEK  
PRICE EDWARDS



Demographics Map & Report



| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 8,195  | 66,475  | 153,646 |
| Average Age          | 38.1   | 36.6    | 36.8    |
| Average Age (Male)   | 35.3   | 35.9    | 35.7    |
| Average Age (Female) | 40.2   | 38.0    | 38.7    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,001     | 26,869    | 64,364    |
| # of Persons per HH | 2.7       | 2.5       | 2.4       |
| Average HH Income   | \$143,385 | \$128,893 | \$113,399 |
| Average House Value | \$469,231 | \$368,098 | \$317,646 |

2023 American Community Survey (ACS)

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