

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	1.725 Acres
Price / Acre:	\$460,870 (\$10.58/sf)
Zoning:	D-O (Suburban Office)
Market:	Oklahoma City
Submarket:	Edmond

PROPERTY OVERVIEW

This piece of land is situated near the heart of Edmond, a bustling area known for its accessibility and amenities. Its location places it in close proximity to a diverse array of medical and professional offices, making it an ideal choice for businesses. The surrounding area is characterized by a strong community presence, providing a solid foundation for your venture. 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. Additionally, there are not many pieces of land available like this in Edmond, making it a rare and highly sought-after opportunity.

PROPERTY HIGHLIGHTS

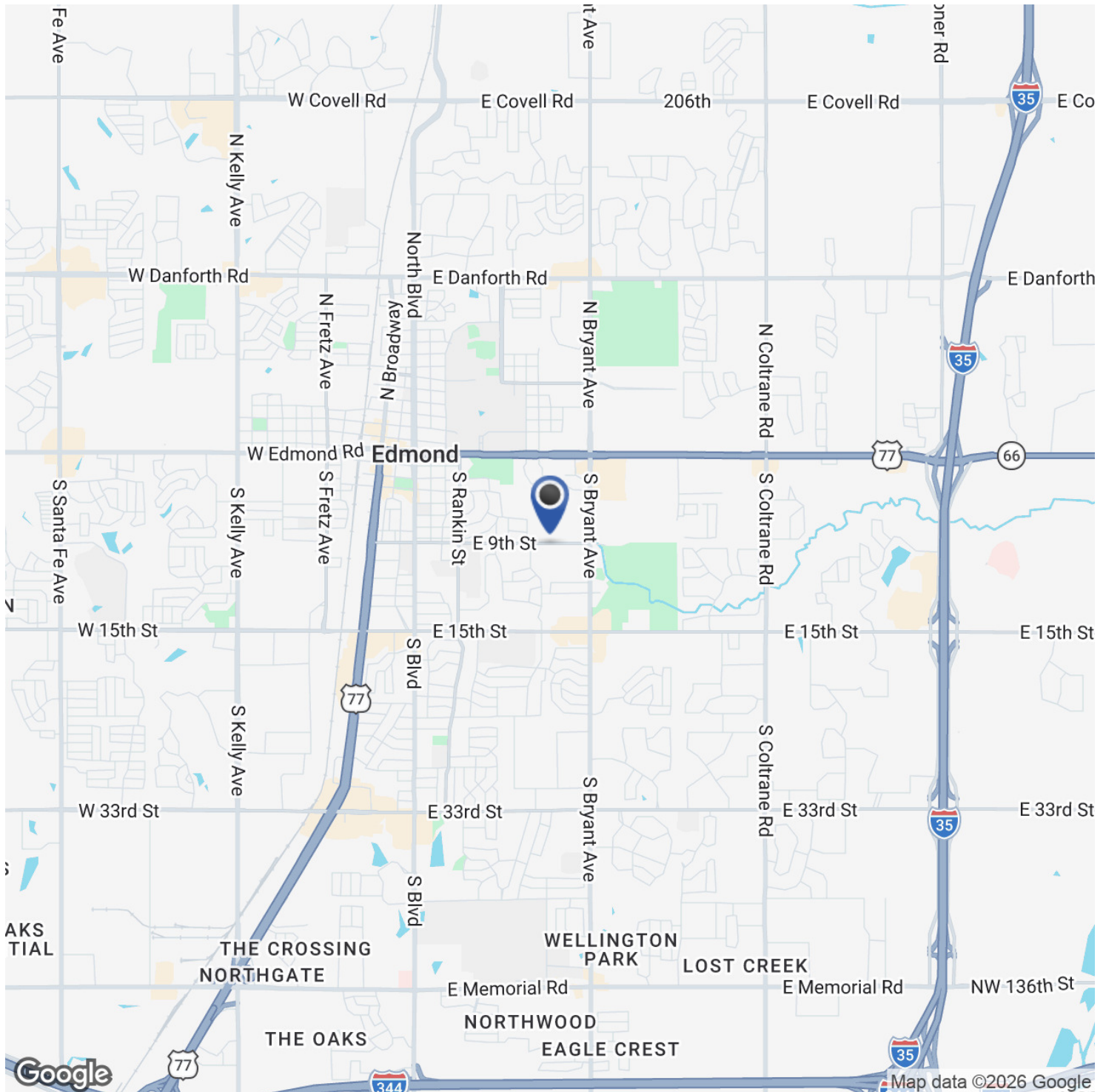
- Utilities available at the site
- Flat, developable topography
- Growing new development in the surrounding area
- Excellent street visibility with 228' of frontage
- Close proximity to a vibrant office community

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TYLER HUXLEY

1.72 ACRES OF EDMOND LAND
1200 E 9TH ST. | EDMOND, OK 73034

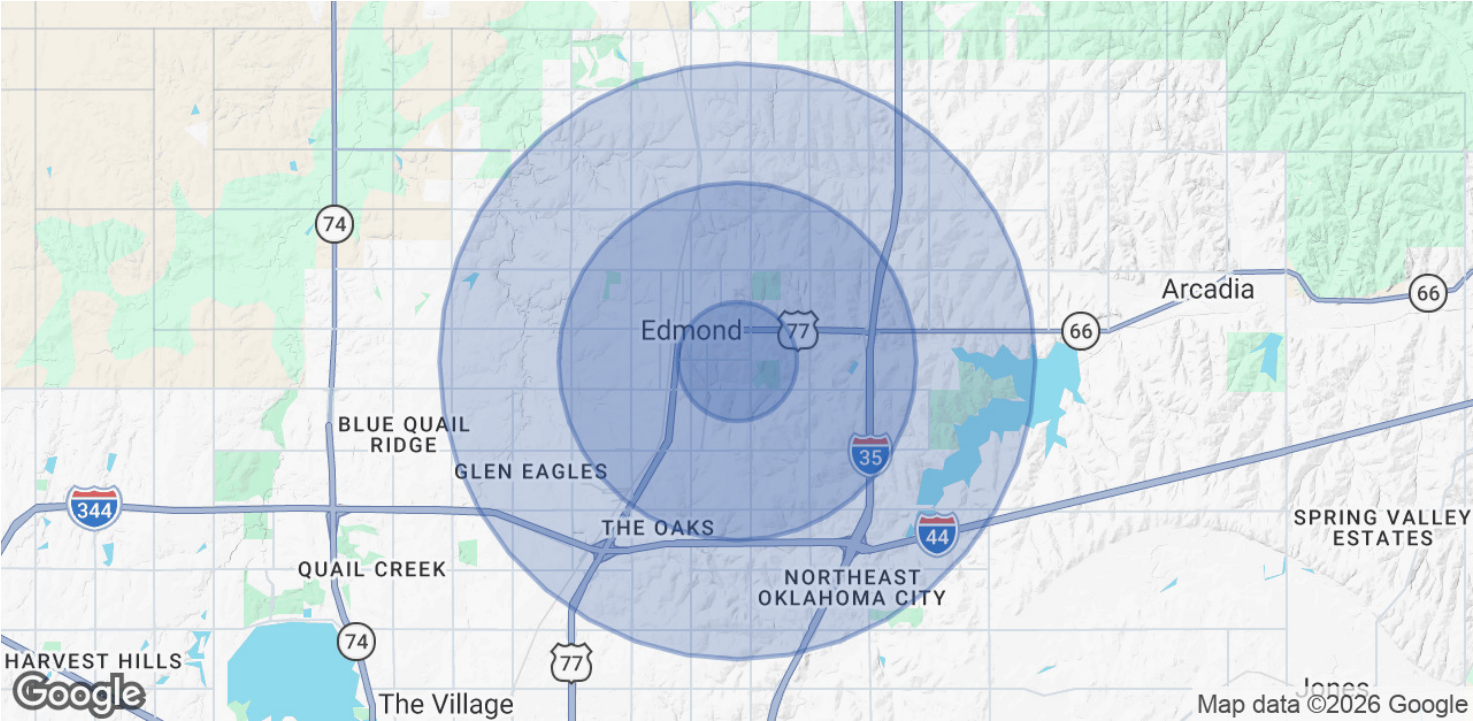
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,064	74,672	146,280
Average Age	35	39	38
Average Age (Male)	34	37	37
Average Age (Female)	36	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,778	29,967	55,893
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$94,423	\$115,219	\$130,475
Average House Value	\$299,836	\$321,336	\$364,587

2020 American Community Survey (ACS)

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