

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$740,000
Lot Size:	0.7 Acres
Zoning:	C-3/PUD

PROPERTY OVERVIEW

On the NE Corner of 164th and Portland, the pad site is adjoined by Dental Depot and Buffalo Wild Wings. The pad features a frontage road, cross access and a rear access drive, making accessibility an easy task. The location specifically is seeing rapid development both on commercial and residential markets. The continued residential growth on the north side of Edmond has created necessity for new retailers and businesses.

PROPERTY HIGHLIGHTS

- Prominent Visibility to Highway 74/Portland Ave
- Easy Access
- Over 1,000 New Multi Family Doors in < 1 Mile
- 113 Feet of Frontage
- Rapid Residential Development in Surrounding Areas
- Underserved Retail Market

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ADDITIONAL PHOTOS



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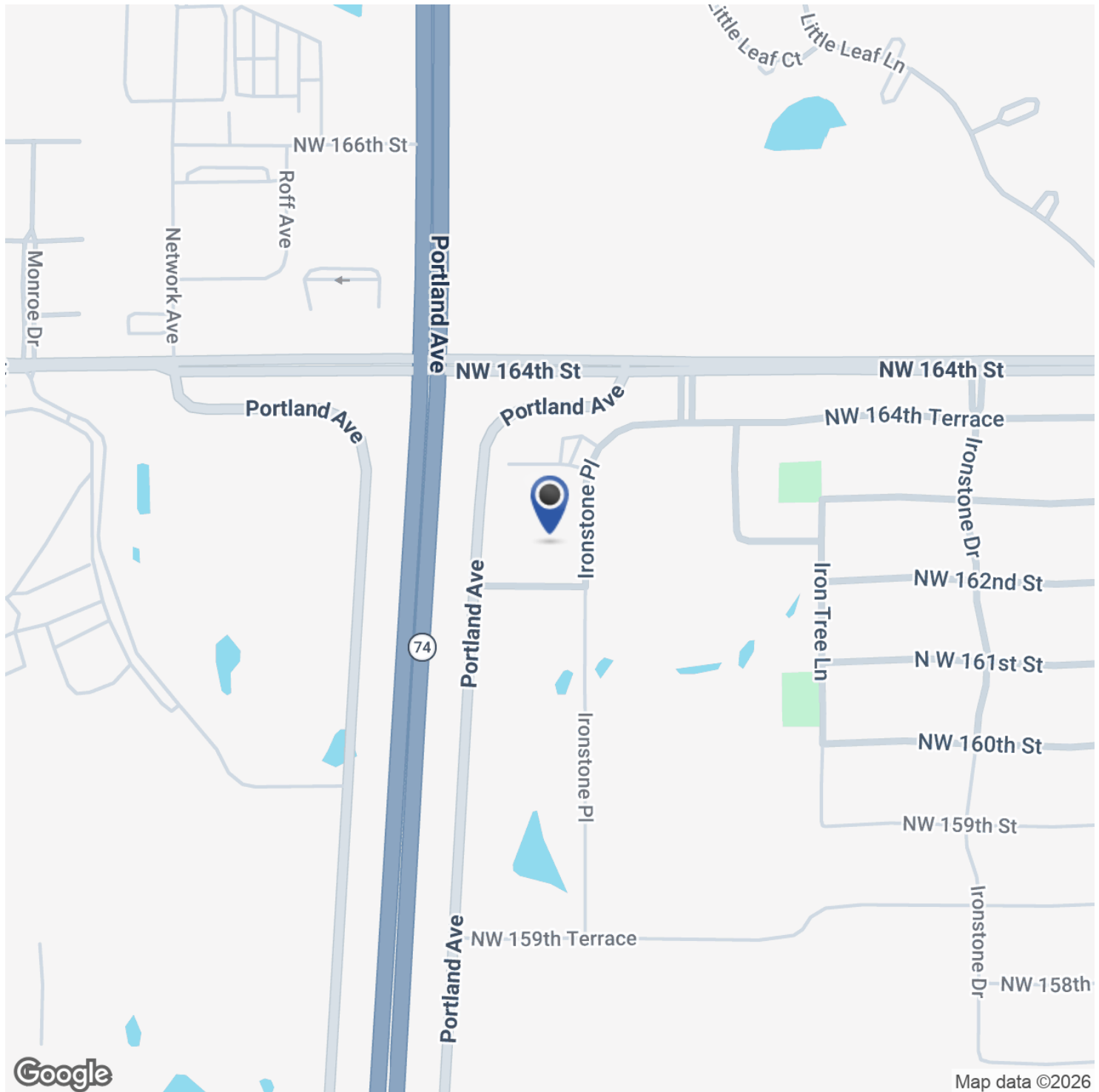
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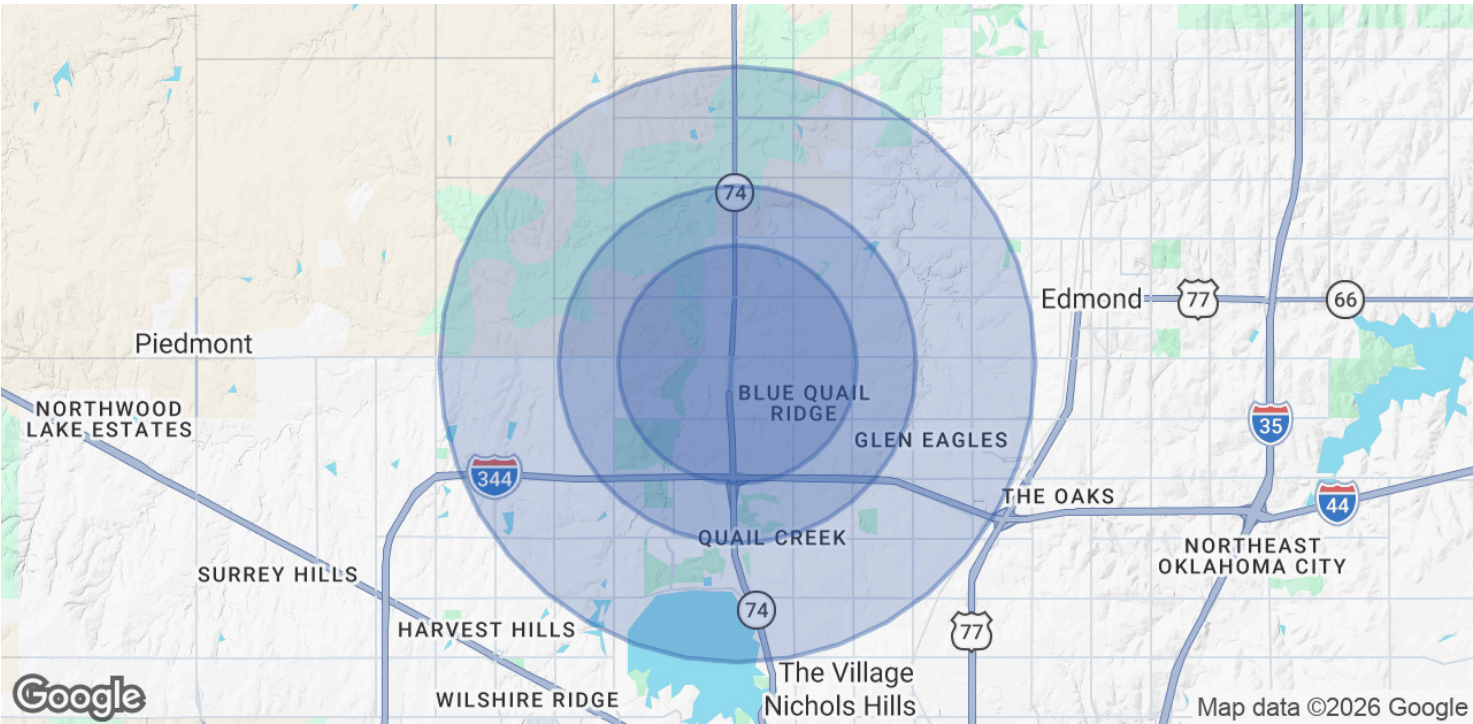
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	3 MILES	5 MILES
Total Population	26,294	63,300	158,668
Average Age	37	37	39
Average Age (Male)	36	36	37
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	10,137	24,892	65,168
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$145,445	\$135,965	\$119,072
Average House Value	\$402,684	\$378,348	\$330,383

2020 American Community Survey (ACS)

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