

EXECUTIVE SUMMARY



OFFERING SUMMARY

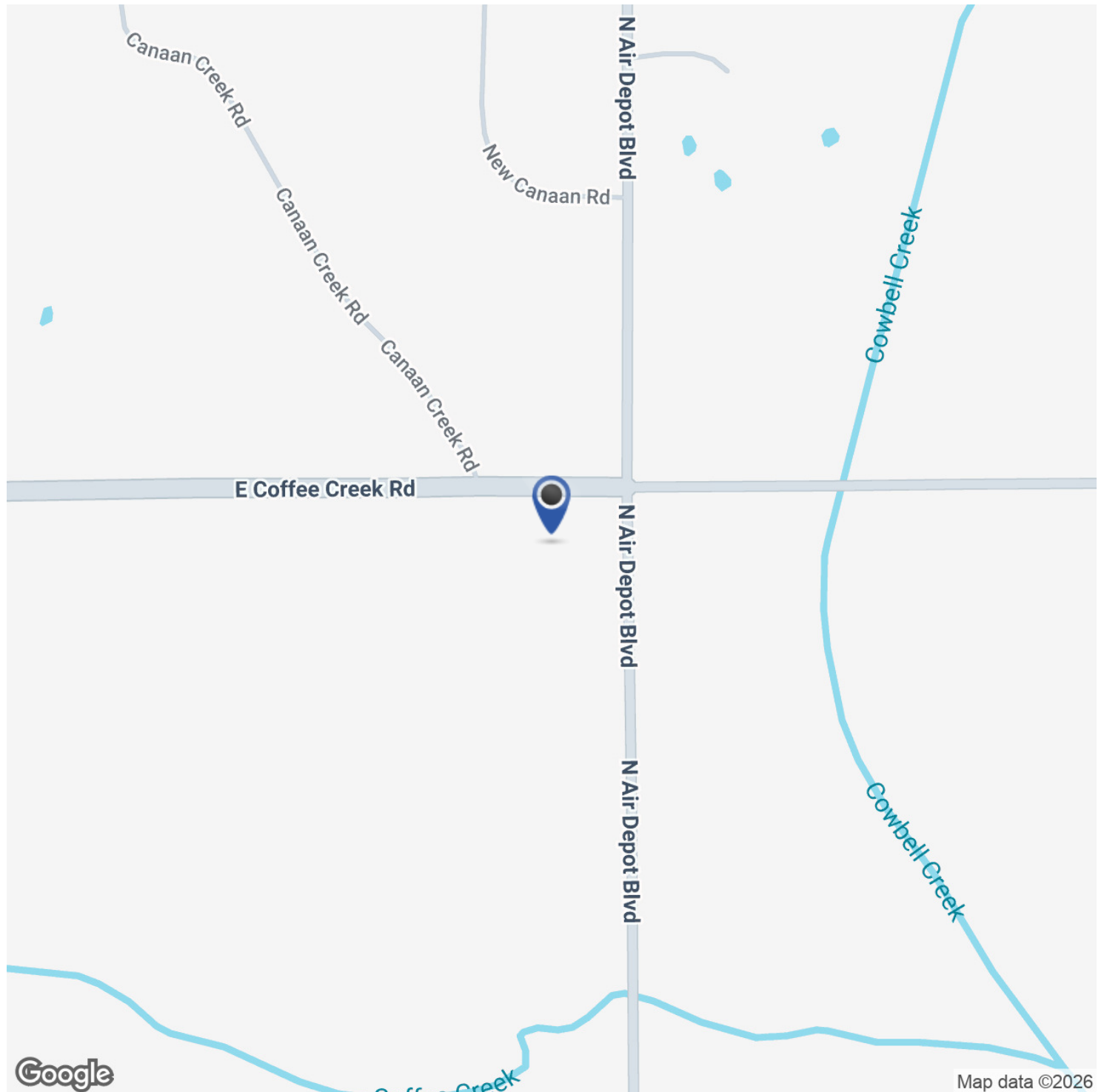
Sale Price:	\$350,000
Lot Size:	1.21 Acres
Price / Acre:	\$289,256
Zoning:	Office
Market:	Edmond

PROPERTY OVERVIEW

An excellent opportunity to own a hard corner in the fast growing East Edmond. This 1.21 Acres sits on the SW corner of N. Air Depot & Coffee Creek in East Edmond. Currently zoned for office. All utilities are on site. This parcel will soon be surrounded by a residential neighborhood currently under development to the south.

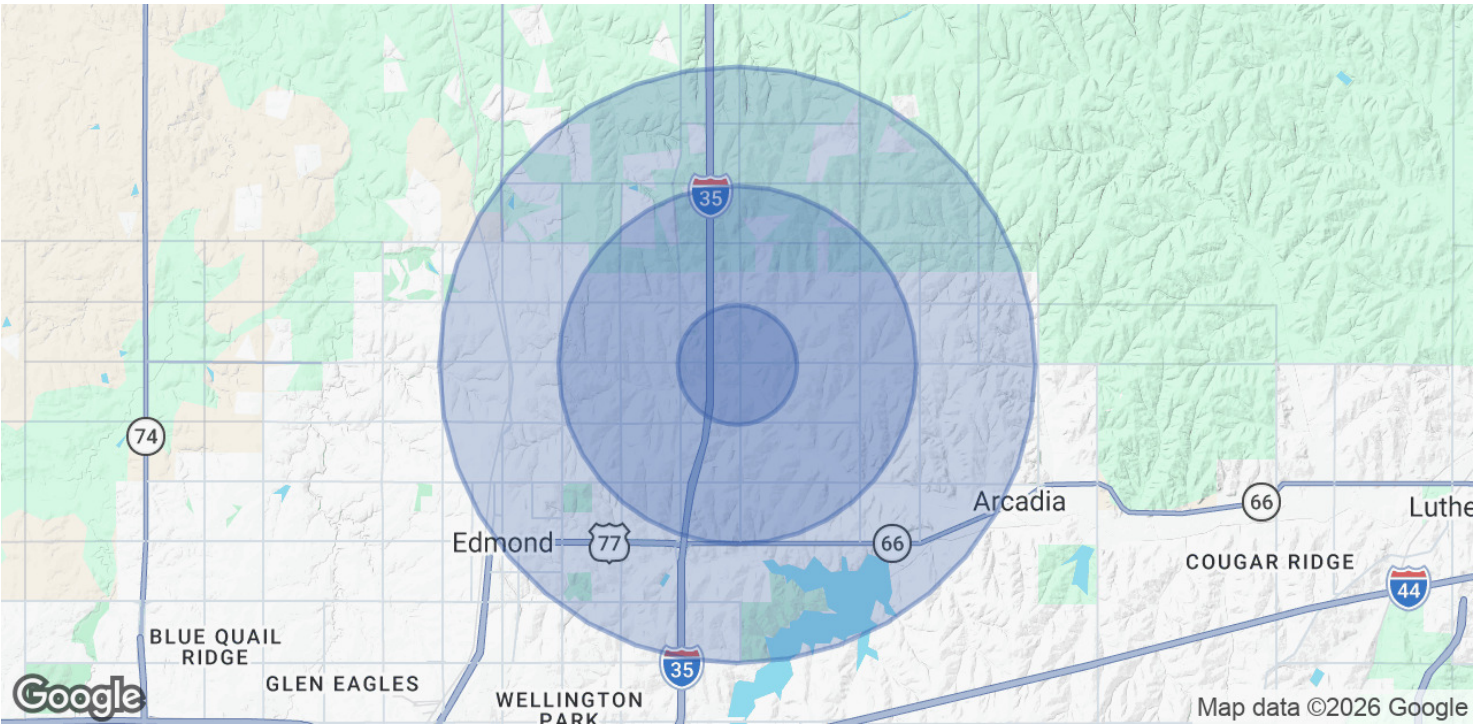
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,421	18,328	59,104
Average Age	36	40	39
Average Age (Male)	36	40	38
Average Age (Female)	36	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	477	6,391	22,002
# of Persons per HH	3	2.9	2.7
Average HH Income	\$216,868	\$186,926	\$157,940
Average House Value	\$658,834	\$532,145	\$448,100

2020 American Community Survey (ACS)

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