

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	8.26 Acres
Price / Acre:	\$145,278
Market:	Edmond

PROPERTY OVERVIEW

This 8.26 acre parcel fronts along I-35 with excellent visibility and access to East Edmond. Currently under development is a large neighborhood that will surround this parcel to the north. Currently zoned for up to 6 stories of office. All utilities on the site.

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NICK GRAY

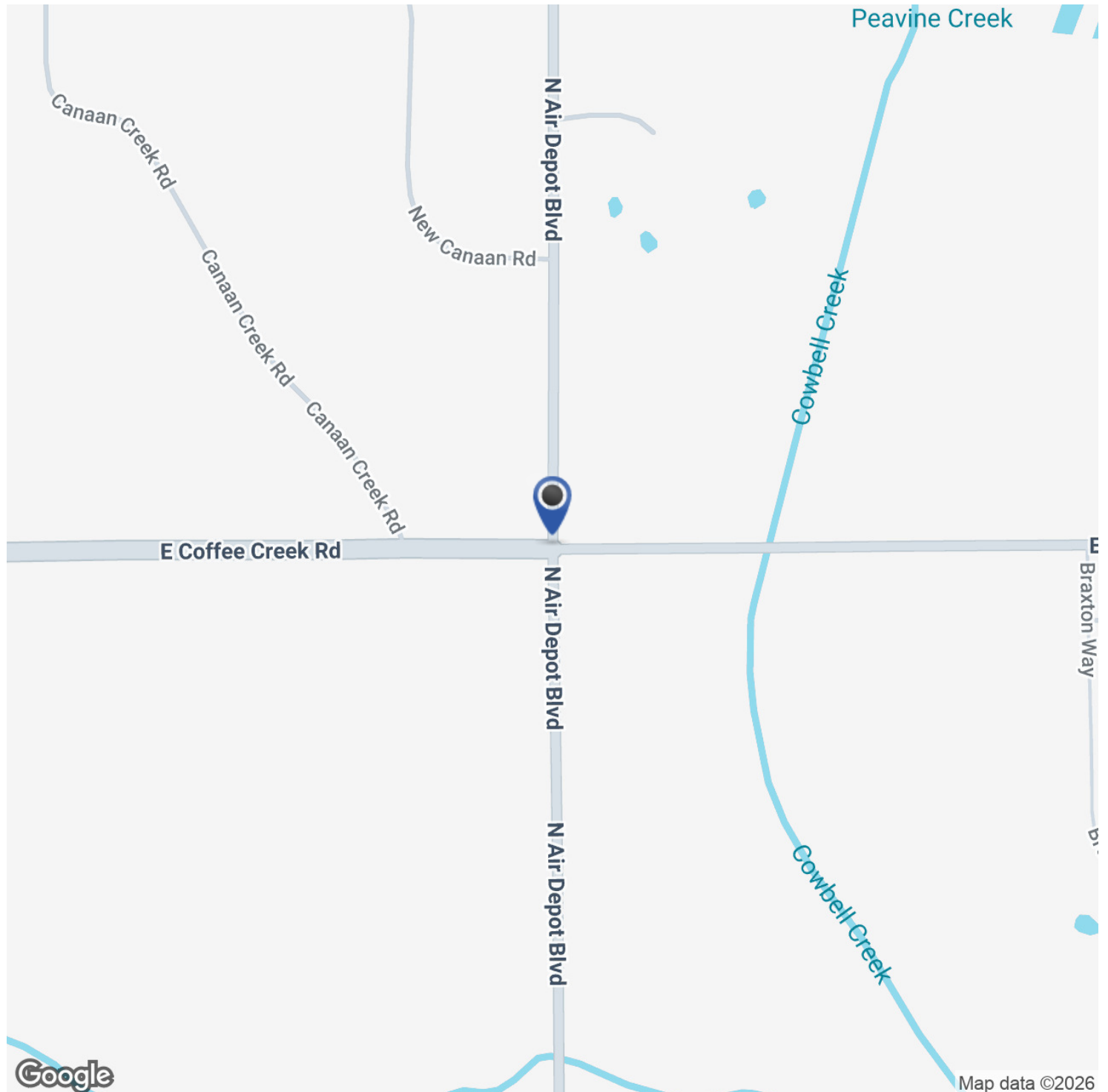
8.26 ACRES - FOR SALE

N. AIR DEPOT & COFFEE CREEK ROAD | EDMOND, OK 73034



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LOCATION MAP

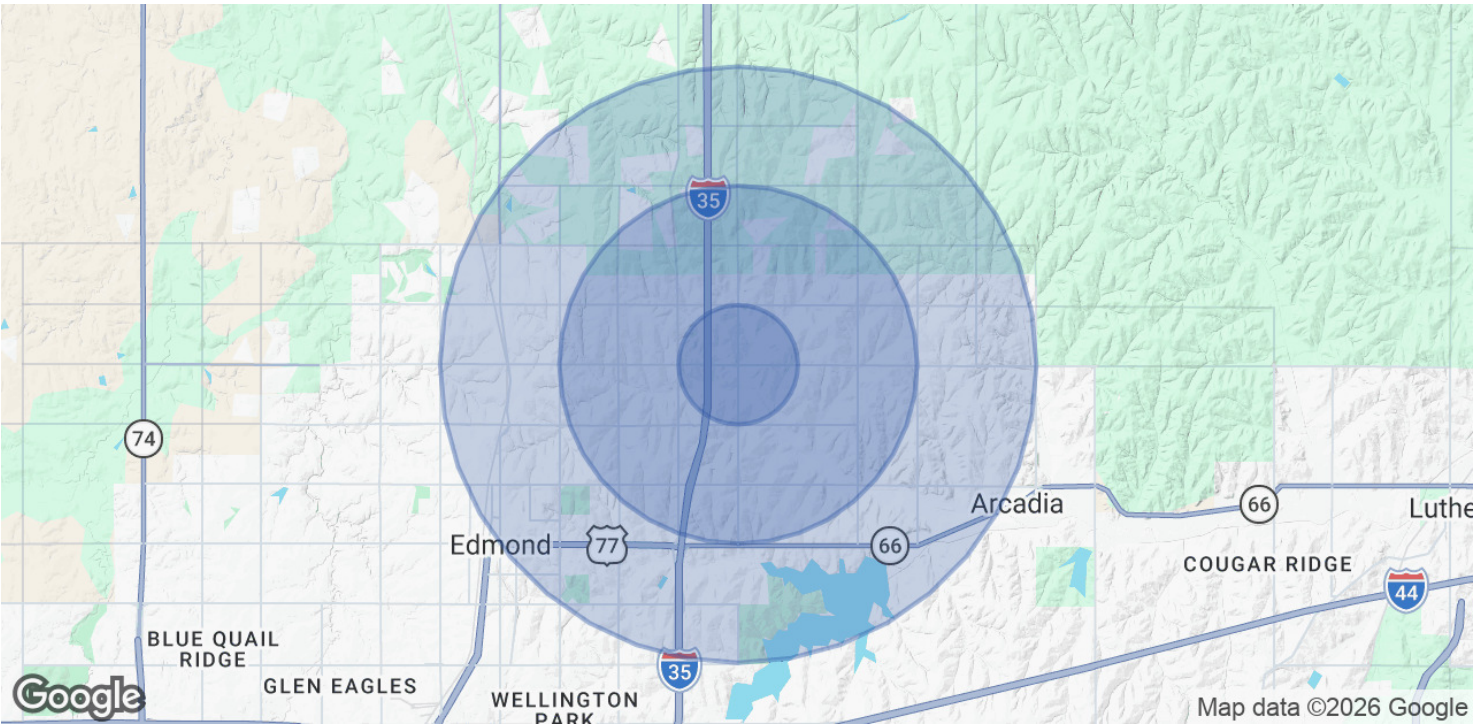


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,441	17,966	57,253
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	484	6,269	21,384
# of Persons per HH	3	2.9	2.7
Average HH Income	\$216,929	\$187,160	\$154,800
Average House Value	\$660,200	\$533,626	\$441,583

2020 American Community Survey (ACS)

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