



**LAND SPACE NOW AVAILABLE**

Sale Price:	\$2,600,000
Lot Size:	7.41 +/- Acres
Lots 1- 4:	Can Divide as Shown
Zoning:	PUD 1239
Sub Market:	Edmond/North OKC
Cross Streets:	NW 164th & N Western Ave
	05212021

**PROPERTY OVERVIEW:**

Located just off the corner of NW 164th and N Western Ave wrapping around the highly popular Natural Grocers.

7.41 +/- Acres - Utilities are adjacent to Site

Nearby Retailers: Neighborhood Walmart, Natural Grocers, Firestone, 7/11 and Scooter's Coffee.

Willing to Divide:

Tract 1 | 80,082 Sq Ft (1.838 +/- Acres)

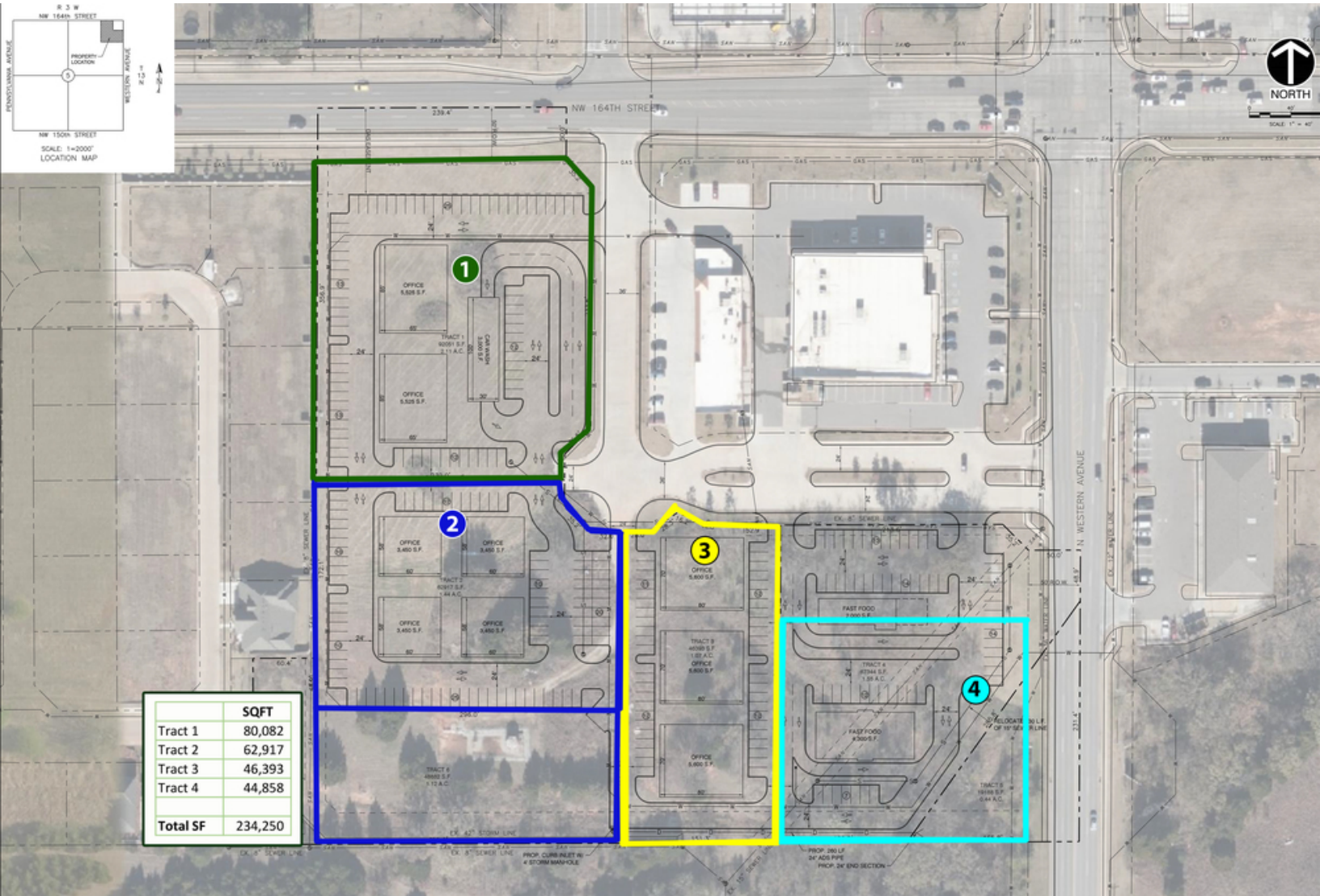
Tract 2 | 62,917 Sq Ft (1.444 +/- Acres)

Tract 3 | 46,393 Sq Ft (1.065 +/- Acres)

Tract 4 | 44,858 sq Ft (1.029 +/- Acres)

**GIRMA MOANING**  
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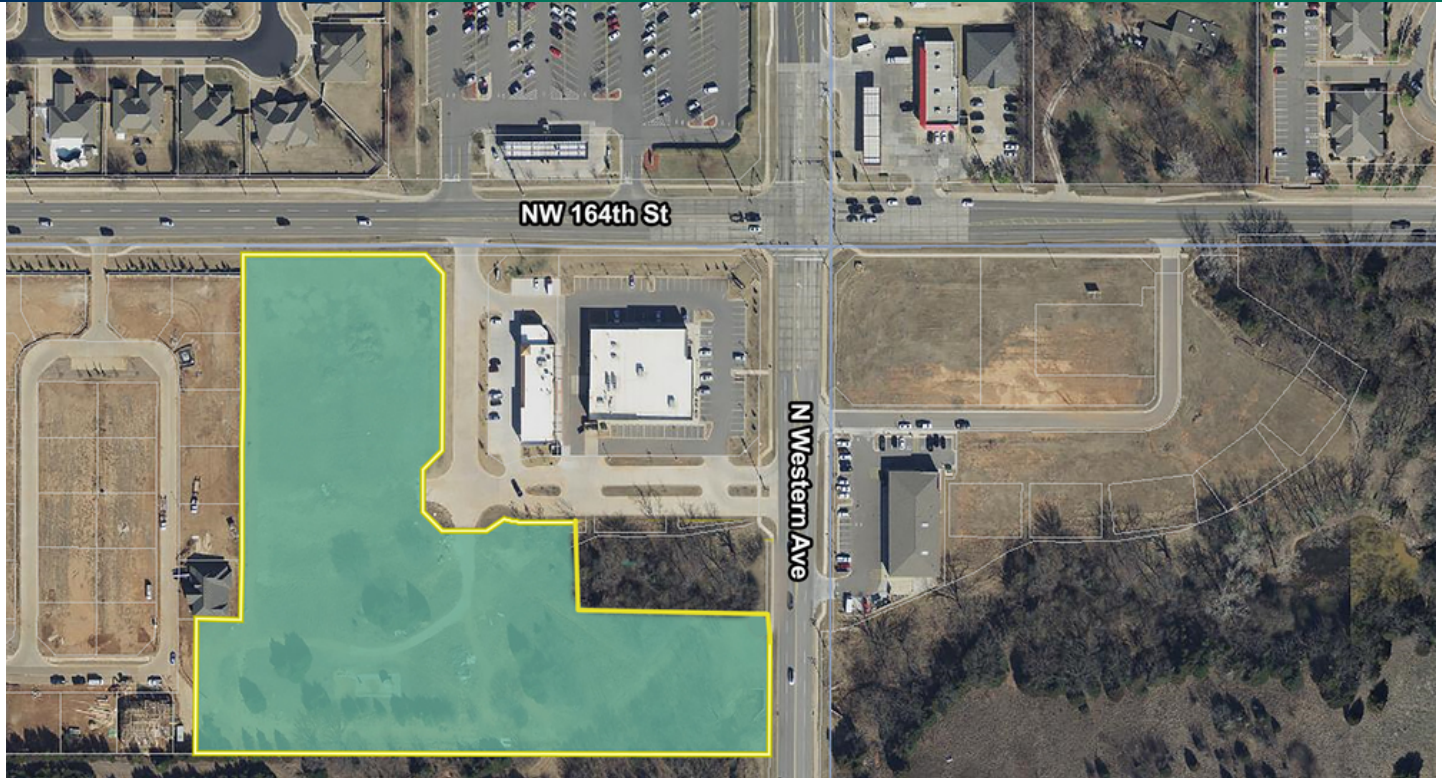
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Tracts 1 - 4 Can be Divided as shown above

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**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

Total Population	143,498
Population Density	143,498
Median Age	32.9
Median Age (Male)	31.4
Median Age (Female)	34.1
Total Households	58,116
# of Persons Per HH	2.5
Average HH Income	\$75,513
Average House Value	\$195,871

**TRAFFIC COUNTS (PER ACOG)**

N Western	North	19,037
N Western	South	18,927
NW 164th	East	17,784
NW 164th	West	18,151

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