

OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	20 Acres
Price / Acre:	\$160,000
Zoning:	C-3 (north 10 acres) and R-1 (south 10 acres)
Market:	Northwest Edmond

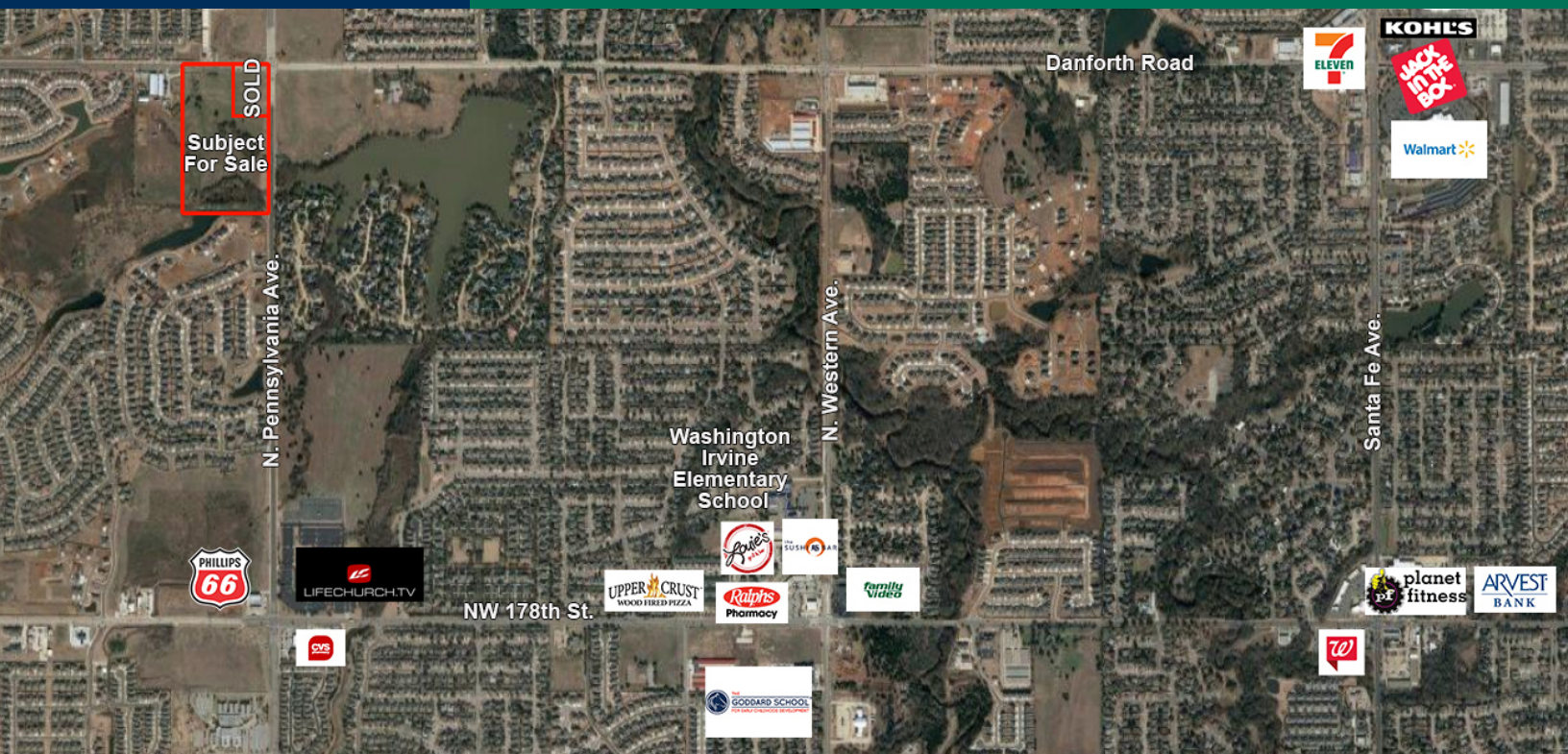
PROPERTY OVERVIEW

Prime development corner in very rapidly expanding northwest Edmond. The north 10 acres are perfect for retail pads or a community shopping center. The south 10 acres are ideal for a small pocket residential development. The site is located 1.5 miles east of a new Grove Elementary School in the Deer Creek school district, one-half mile south of a new Prairie Vale Elementary School and one mile north of West Field Elementary School, both of which are in the Edmond school district. The site is also less than one mile north of Life Church a local mega-church.

PROPERTY HIGHLIGHTS

- Prime corner in rapidly growing northwest Edmond.
- Will divide
- Oklahoma City utilities
- Edmond Schools
- Surrounded by new residential development

CRAIG TUCKER
405.843.7474
ctucker@priceedwards.com
priceedwards.com



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	278	50,612	311,020
Average age	39.2	36.7	35.9
Average age (Male)	38.8	36.3	34.3
Average age (Female)	41.4	37.0	37.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	97	20,610	127,660
# of persons per HH	2.9	2.5	2.4
Average HH income	\$133,921	\$103,970	\$79,657
Average house value		\$227,831	\$202,510

* Demographic data derived from 2010 US Census

CRAIG TUCKER
405.843.7474
ctucker@priceedwards.com
priceedwards.com