PRICE EDWARDS

Richardson Corner

Southwest Corner of Danforth (192nd Street) and Pennsylvania. Edmond, OK 73012



OFFERING SUMMARY

\$3,200,000
20 Acres
\$160,000
C-3 (north 10 acres) and R-1 (south 10 acres)
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

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to the transmission of the property to determine to your satisfaction to the suitability of the property for your needs.

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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

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