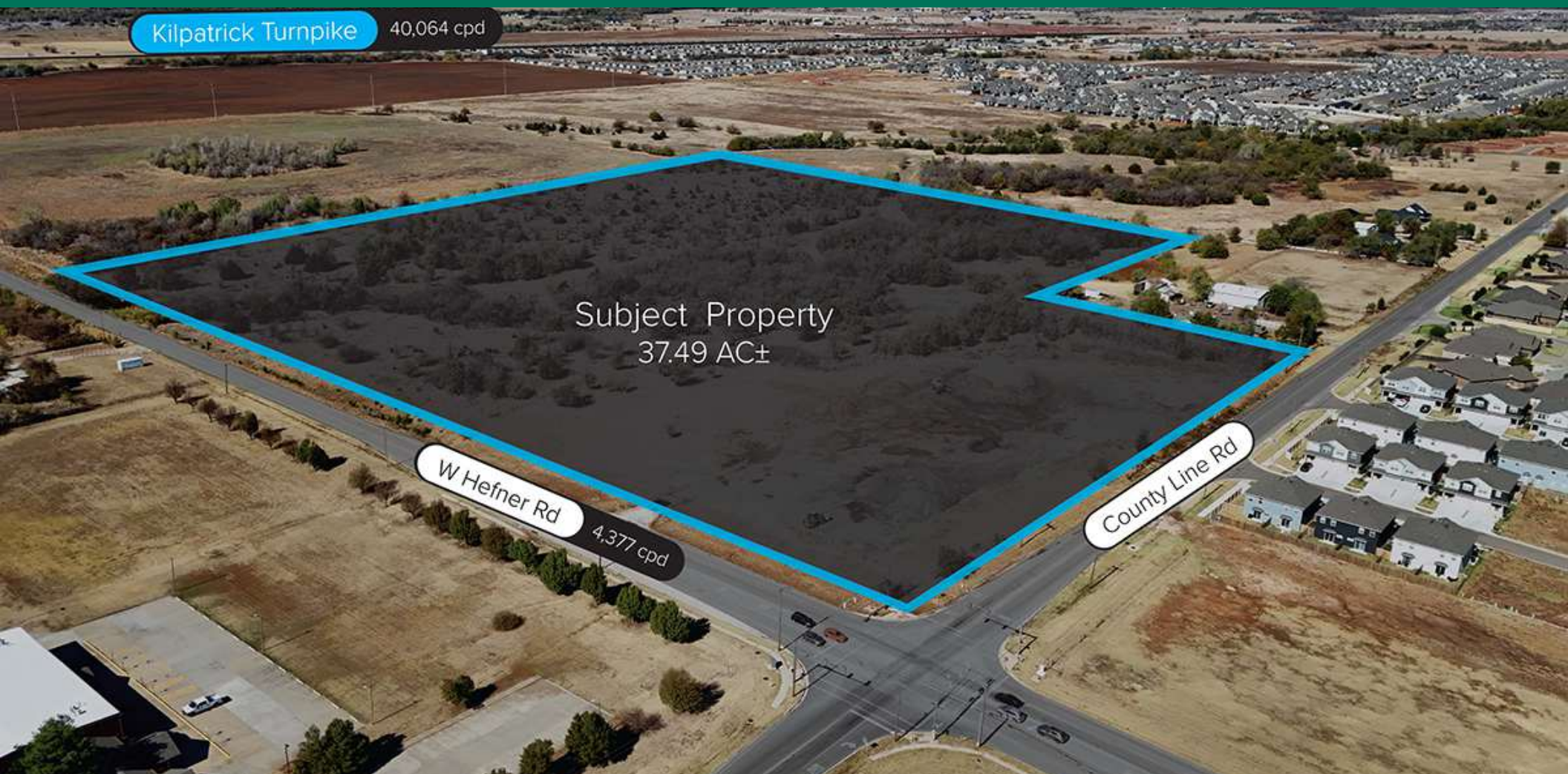


W. HEFNER RD. & N. COUNTY LINE RD.

OKLAHOMA CITY, OK 73099



SAM WALTER

Multi-Family Investment Advisor
swalter@priceedwards.com
O: 405.239.1261 C: 405.368.2352

DIRK ERDOES

Multi-Family Investment Advisor
derdoes@priceedwards.com
O: 405.239.1262 C: 405.416.3492

Sale Price
\$3,500,000

W. HEFNER RD. & N. COUNTY LINE RD.

OKLAHOMA CITY, OK 73099



PROPERTY DESCRIPTION

Explore the endless possibilities of the property at W. Hefner Rd. & N. County Line in Oklahoma City, OK. With a zoning designation of AA - Agricultural, this expansive land offers a wealth of potential for a range of investment endeavors. Located in the Northwest Oklahoma City Corridor, this prime parcel presents an opportunity for various development initiatives. Its strategic location provides easy access to nearby amenities and major transportation routes, making it an ideal investment for those seeking a versatile and dynamic property in this rapidly growing region.

PROPERTY HIGHLIGHTS

- Hard Corner
- Piedmont School District
- Raw Land

SAM WALTER

swalter@priceedwards.com
O: 405.239.1261 C: 405.368.2352

DIRK ERDOES

derdoes@priceedwards.com
O: 405.239.1262 C: 405.416.3492

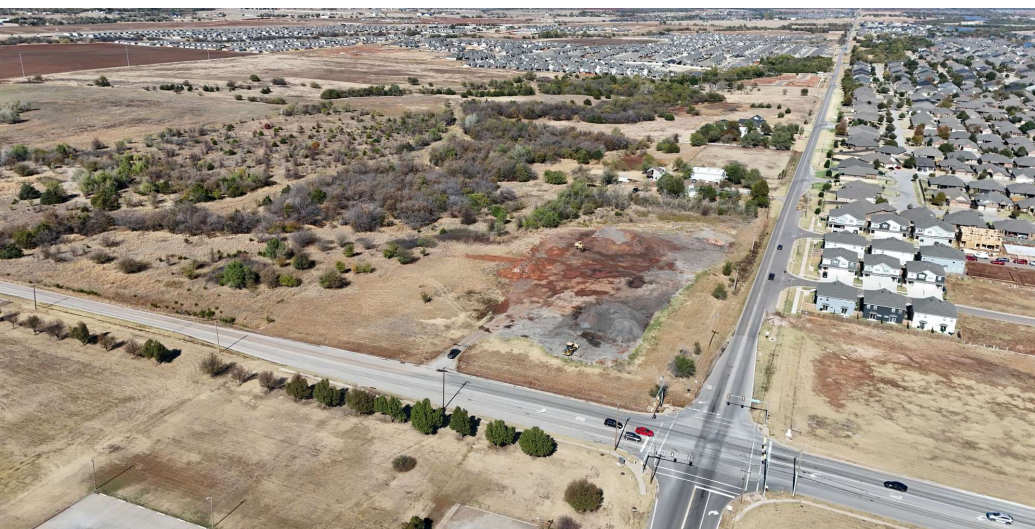
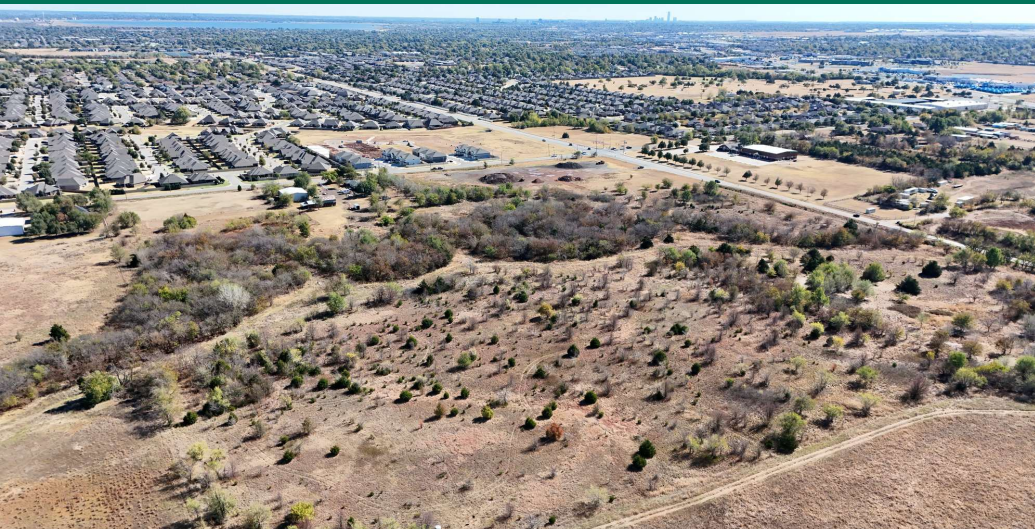
OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	37.49 Acres
Zoning:	AA - Agricultural
Price / Acre	\$93,358.23 / AC
Price / SF	\$2.14 / SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	183	761	2,769
Total Population	519	2,132	7,689

W. HEFNER RD. & N. COUNTY LINE RD.

OKLAHOMA CITY, OK 73099



SAM WALTER

swalter@priceedwards.com

O: 405.239.1261 C: 405.368.2352

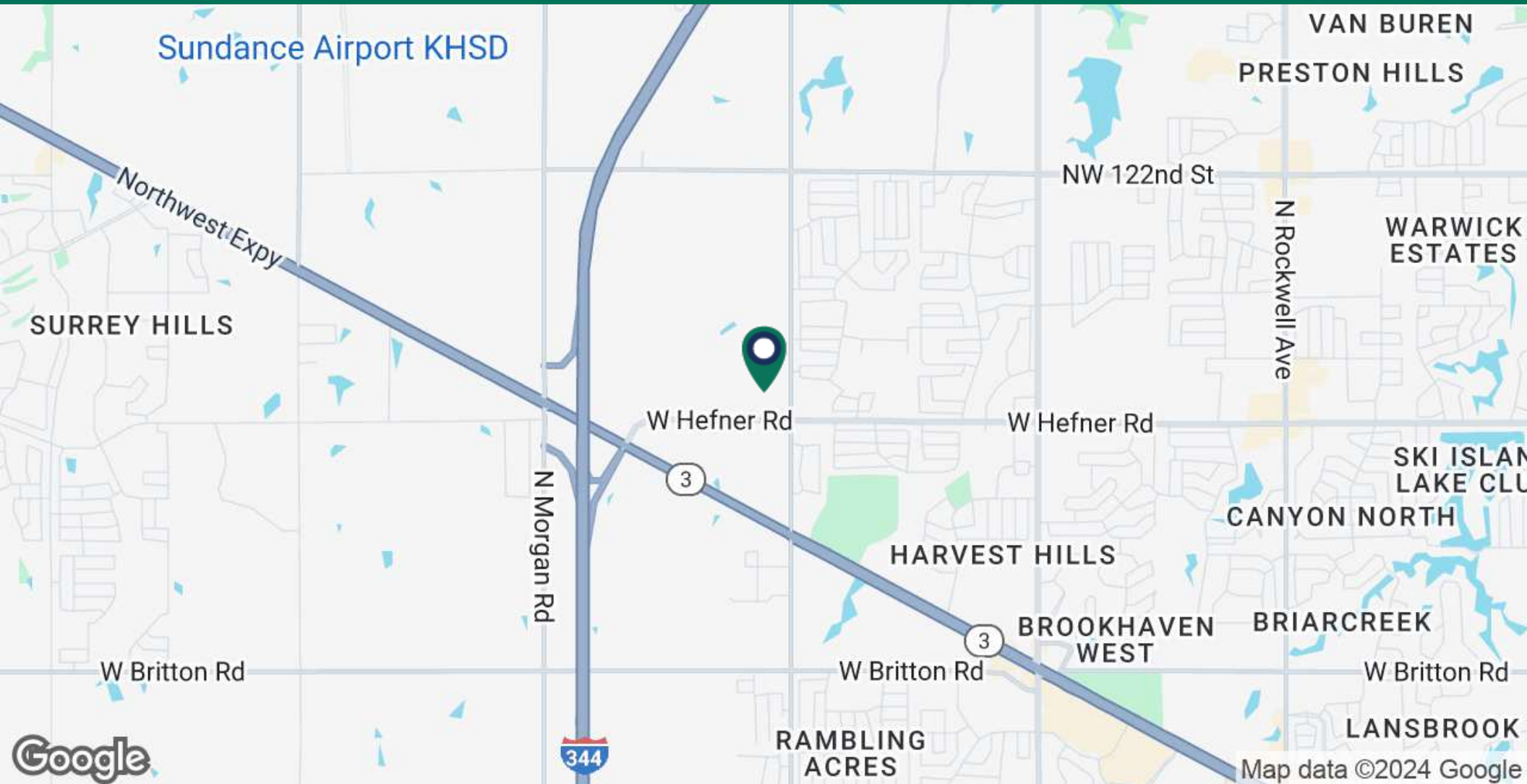
DIRK ERDOES

derdoes@priceedwards.com

O: 405.239.1262 C: 405.416.3492

W. HEFNER RD. & N. COUNTY LINE RD.

OKLAHOMA CITY, OK 73099



SAM WALTER

swalter@priceedwards.com

O: 405.239.1261 C: 405.368.2352

DIRK ERDOES

derdoes@priceedwards.com

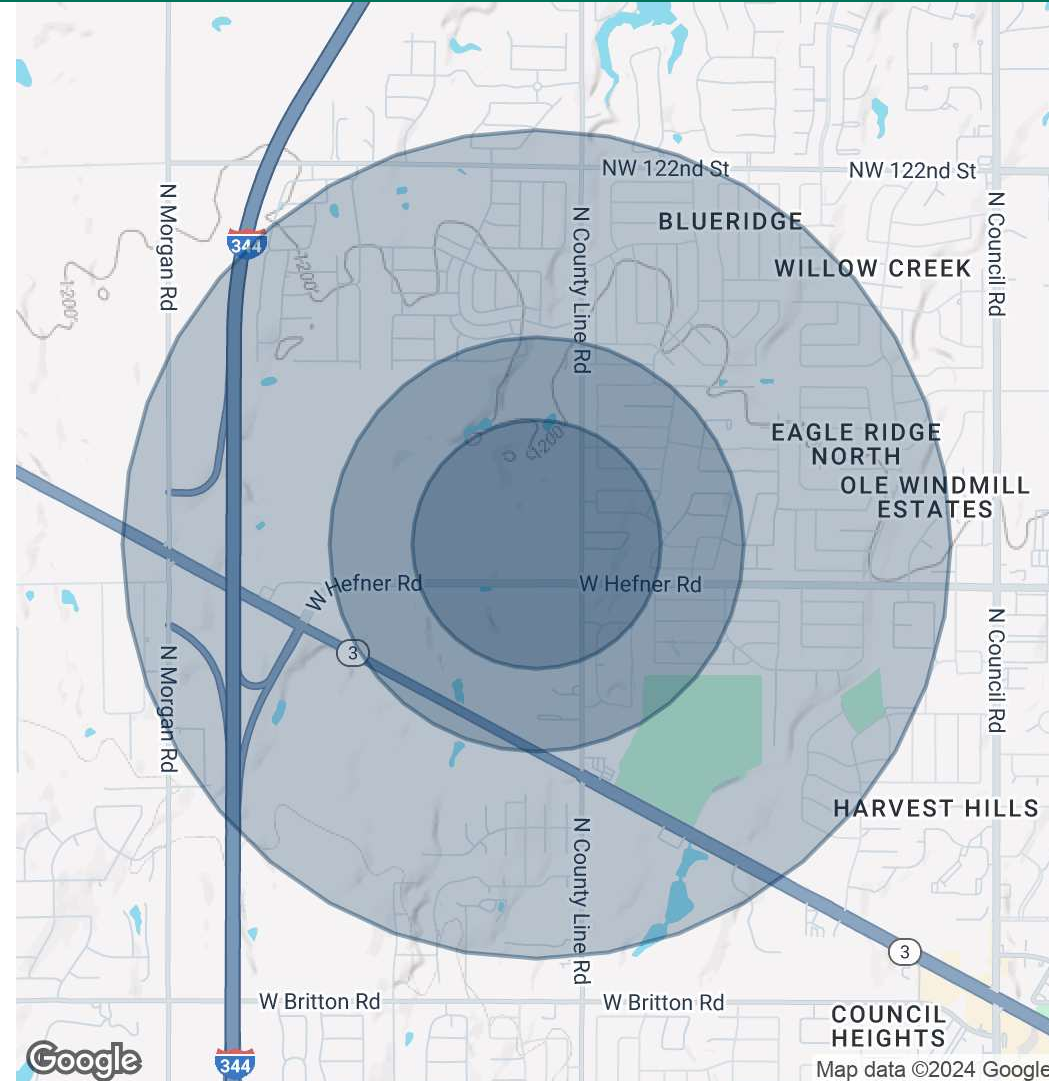
O: 405.239.1262 C: 405.416.3492

W. HEFNER RD. & N. COUNTY LINE RD.

OKLAHOMA CITY, OK 73099

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	519	2,132	7,689
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	183	761	2,769
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$111,332	\$111,883	\$109,571
Average House Value	\$285,746	\$292,353	\$286,003

Demographics data derived from AlphaMap



SAM WALTER

swalter@priceedwards.com

O: 405.239.1261 C: 405.368.2352

DIRK ERDOES

derdoes@priceedwards.com

O: 405.239.1262 C: 405.416.3492

W. HEFNER RD. & N. COUNTY LINE RD.

OKLAHOMA CITY, OK 73099



SAM WALTER

Multi-Family Investment Advisor

swalter@priceedwards.com

Direct: 405.239.1261 | Cell: 405.368.2352

PROFESSIONAL BACKGROUND

Sam Walter joined Price Edwards & Co. in 2023 and has been in the commercial real estate business since 2021. Sam graduated from Oklahoma State University, earning two degrees in Marketing and Management. Upon graduation, he entered the commercial real estate industry. Sam is known for his outgoing and positive nature, attributes that shine through in client interactions. He has a genuine commitment to assisting his clients in making the best real estate decisions that align with their goals. Sam specializes in the sale, exchange, and disposition of multifamily assets across the state of Oklahoma. He is ready to advise you on any needs you may have. Sam enjoys spending his free time outdoors, snow skiing, and running. Sam is actively involved with 'Course for Change,' an organization that empowers underprivileged youth to train for half marathons. Through this initiative, young individuals gain a valuable understanding of goal-setting and the work required to achieve those objectives. Sam is always willing to help in any way he can.

Price Edwards and Company

210 Park Ave Suite 700
Oklahoma City, OK 73102
405.843.7474

SAM WALTER

swalter@priceedwards.com

O: 405.239.1261 C: 405.368.2352

DIRK ERDOES

derdoes@priceedwards.com

O: 405.239.1262 C: 405.416.3492

W. HEFNER RD. & N. COUNTY LINE RD.

OKLAHOMA CITY, OK 73099



DIRK ERDOES

Multi-Family Investment Advisor

derdoes@priceedwards.com

Direct: **405.239.1262** | Cell: **405.416.3492**

OK #203069

PROFESSIONAL BACKGROUND

Dirk Erdoes joined Price Edwards and Company in October of 2023 as a Multifamily Investment Advisor. Dirk graduated from Oklahoma State University in 2021 with a Bachelor's Degree in Marketing and a Bachelor's Degree in Management. Dirk had been in the commercial real estate industry for two years prior to joining Price Edwards and Company. Dirk has focused on the acquisition, disposition, and exchange of Multifamily assets in Oklahoma and surrounding markets. Dirk is a member of the Commercial Real Estate Council and the Apartment Association of Central Oklahoma.

Price Edwards and Company
210 Park Ave Suite 700
Oklahoma City, OK 73102
405.843.7474

SAM WALTER

swalter@priceedwards.com

O: 405.239.1261 C: 405.368.2352

DIRK ERDOES

derdoes@priceedwards.com

O: 405.239.1262 C: 405.416.3492