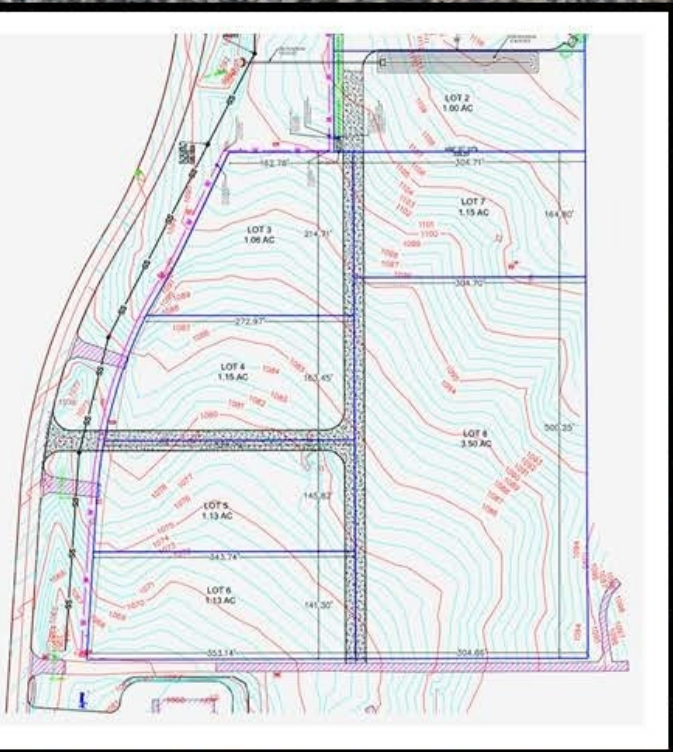




EAST 15TH ST



EAST 33RD ST



I-35 AND EAST 33RD STREET | FOR SALE

EDMOND, OK 73013

PHILLIP MAZAHERI, CCIM
 pmazaheri@priceedwards.com
 O: 405.239.1221 C: 405.250.0693

PRICE EDWARDS
 AND COMPANY



OFFERING SUMMARY

Sale Price:	\$3,528,360
Price PSF:	\$9 / SF
Lot Size:	9 Acres
Pad Site Pricing:	Call for Pricing
Frontage Pad Sites	
- Lot 3:	1.06 Acres
- Lot 4:	1.15 Acres
- Lot 5:	1.13 Acres
- Lot 6:	1.13 Acres
Non- Frontage Pad Sites	
- Lot 2:	1 Acre
- Lot 7:	1.15 Acres
- Lot 8:	3.5 Acres

PROPERTY DESCRIPTION

Retail / Medical development land available with the opportunity to bring value-add selling off pad sites. Available land is scarce along I-35 corridor, this opportunity allows a Retail or Medical user the ability to build near Mercy Hospital and Integris Hospitals Edmond Campuses. Just a mile from the property retailers such as: Super Walmart, Sam's Club, Chick-fil-a, Taco Bell, Whataburger, Braum's and many more.

The City has extended water to the corner. This is City of Edmond's most recent expansion across I-35, which will begin the spur of development in the area.

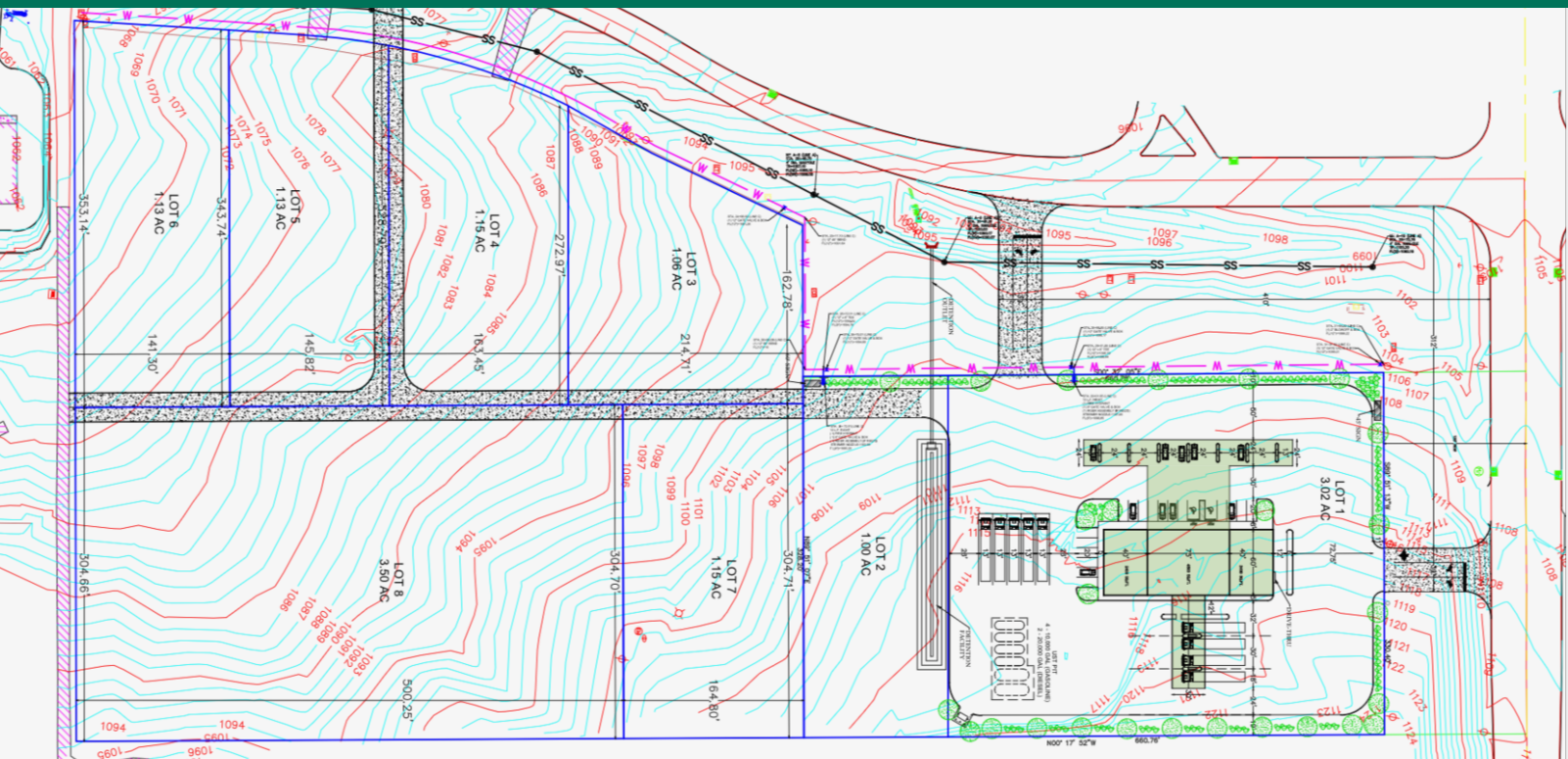
Additionally, the site has cross access to 33rd Street allowing for traffic to flow through the hard corner. Plans for a new fuel station is planned for the hard corner that could bring more traffic along the intersection.

PHILLIP MAZAHERI, CCIM

pmazaheri@priceedwards.com
 O: 405.239.1221 C: 405.250.0693

I-35 AND EAST 33RD STREET

EDMOND, OK 73013



OF LOTS - | TOTAL LOT SIZE 1.0 - 9.0 ACRES | TOTAL LOT PRICE \$8.0 - \$14.0 / SF | BEST USE -

STATUS	LOT #	SUB-TYPE	SIZE
Available	2 - 8	Retail	9 Acres
Available	3	Retail-Pad	1.06 Acres
Available	4	Retail-Pad	1.15 Acres
Available	5	Retail-Pad	1.13 Acres
Available	6	Retail-Pad	1.13 Acres
Available	2	Retail-Pad	1 Acres
Available	7	Retail-Pad	1.17 Acres
Available	8	Retail-Pad	3.5 Acres

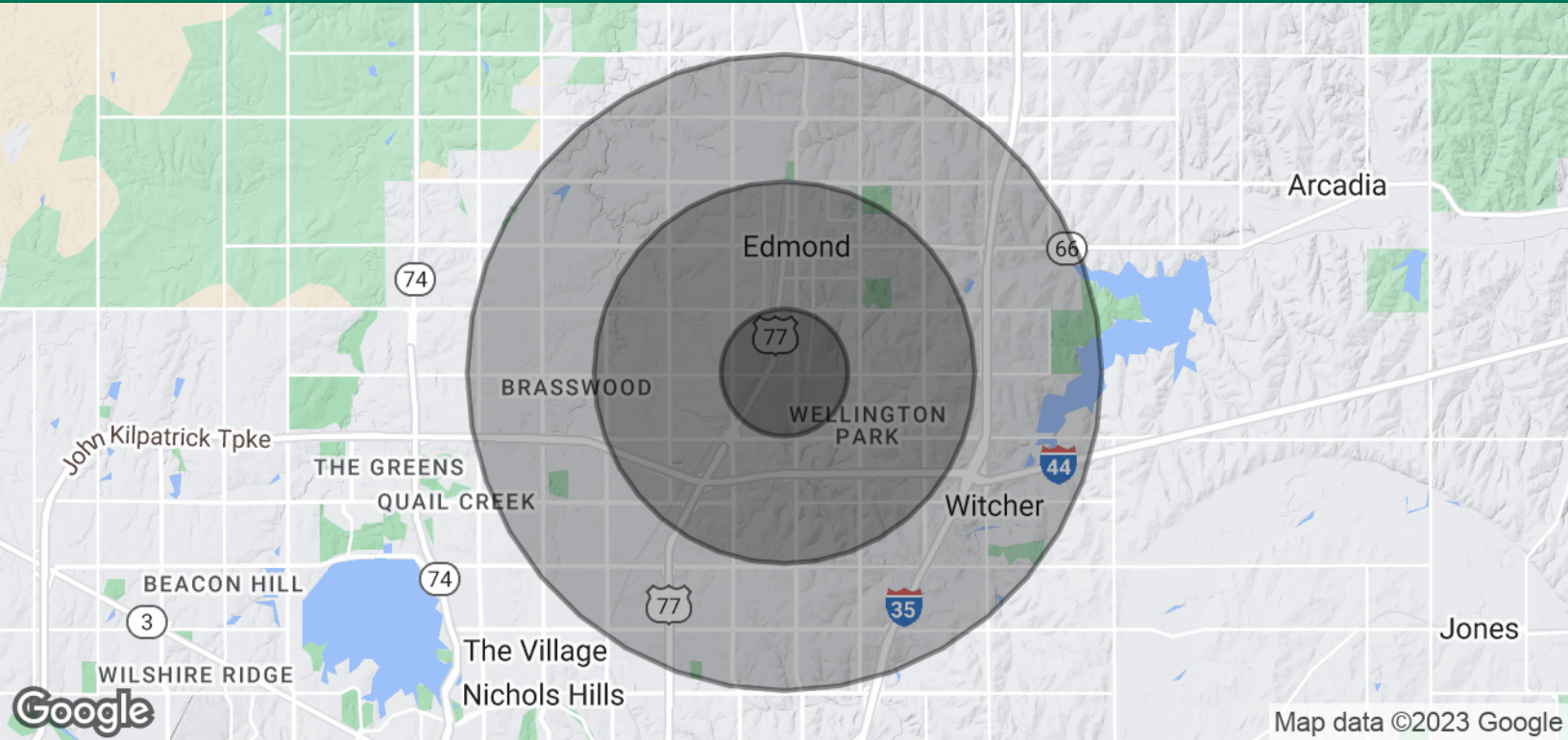
PHILLIP MAZAHERI, CCIM

pmazaheri@priceedwards.com

O: 405.239.1221 C: 405.250.0693

I-35 AND EAST 33RD STREET

EDMOND, OK 73013



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,160	65,149	151,363
Average Age	33.0	35.5	36.0
Average Age (Male)	30.6	33.4	34.0
Average Age (Female)	35.3	37.4	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,098	27,573	65,157
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$71,812	\$83,521	\$88,604
Average House Value	\$213,725	\$189,500	\$200,636

* Demographic data derived from 2020 ACS - US Census

PHILLIP MAZAHERI, CCIM

pmazaheri@priceedwards.com

O: 405.239.1221 C: 405.250.0693