

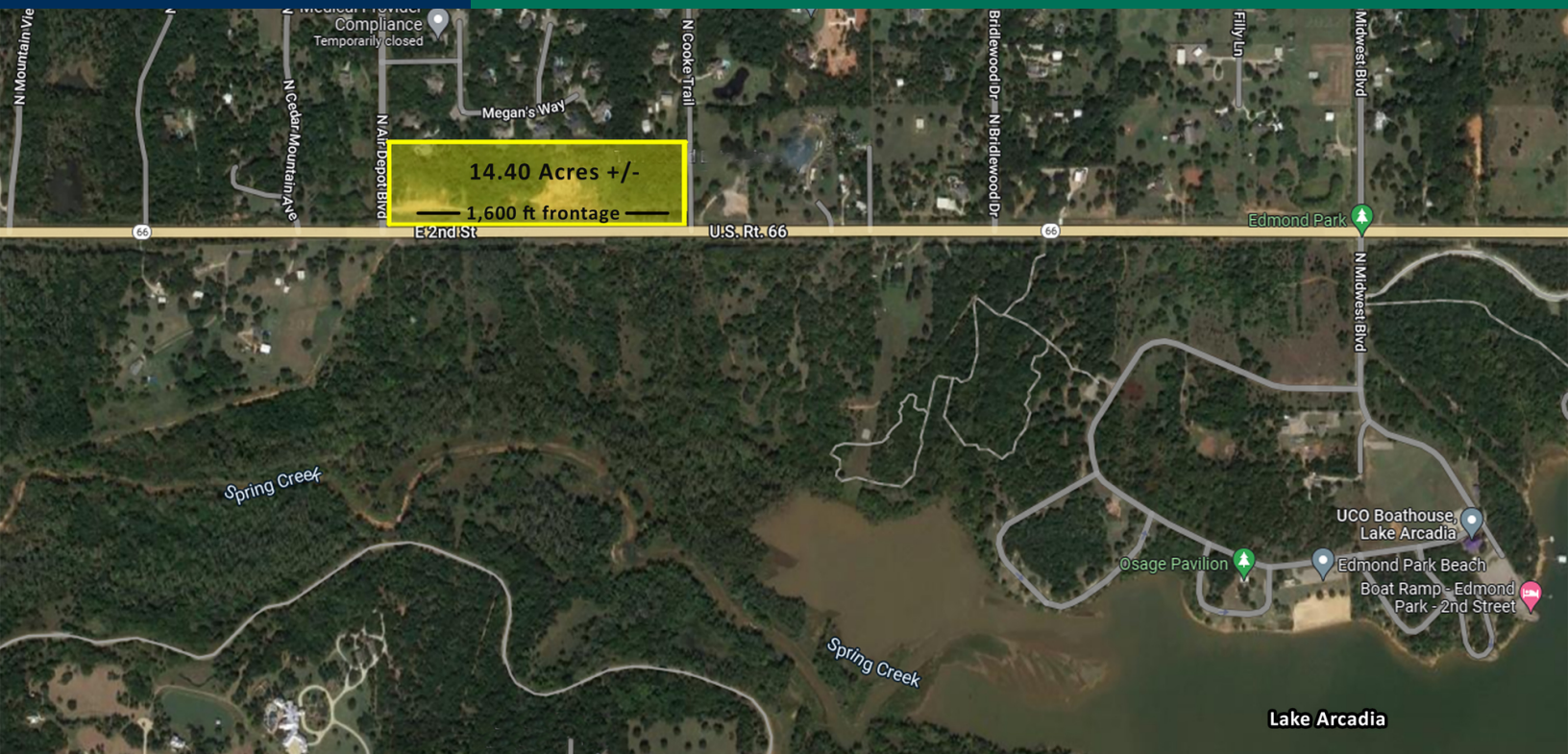


US Route 66 & N Air Depot Blvd

Edmond, Oklahoma

PHILLIP MAZAHARI, CCIM
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Google



OFFERING SUMMARY

Sale Price:	\$2,578,752
Lot Size:	14.4 Acres
Usable Size:	11.84 Acres
Price / SF Usable:	\$5
Frontage:	1,600 ft

PROPERTY OVERVIEW

Commercial land located across from Lake Arcadia for development is located on US Route 66 (2nd Street) between N Air Depot and N Cooke Trail, offering 1,600 feet frontage. The property is well positioned for office or retail development. All utilities are to the site with the exception of sewer, that could be brought to the site at Sellers expense.

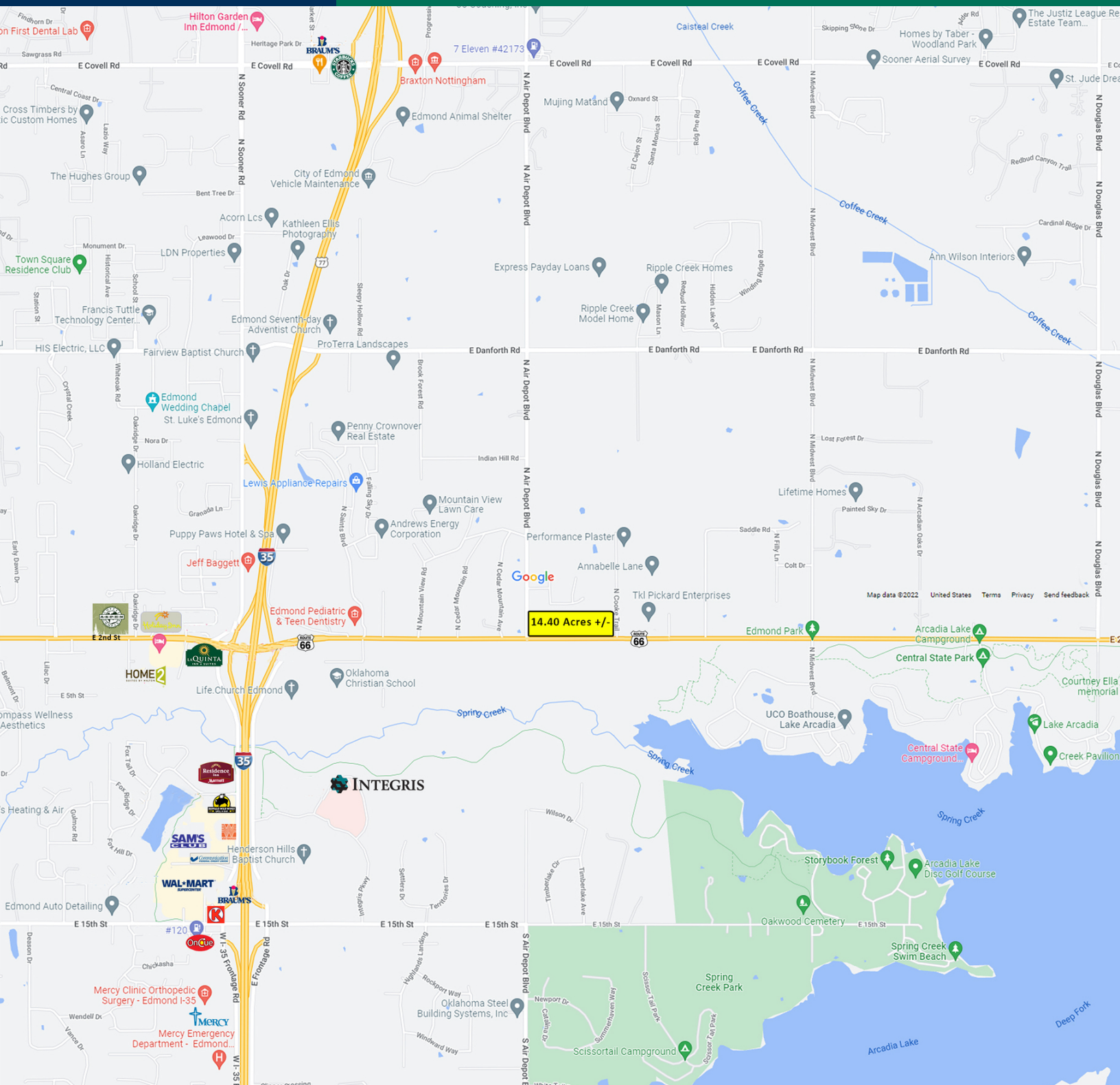
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	235	7,181	26,570
Total Population	632	17,442	66,930
Average HH Income	\$301,817	\$156,562	\$121,299

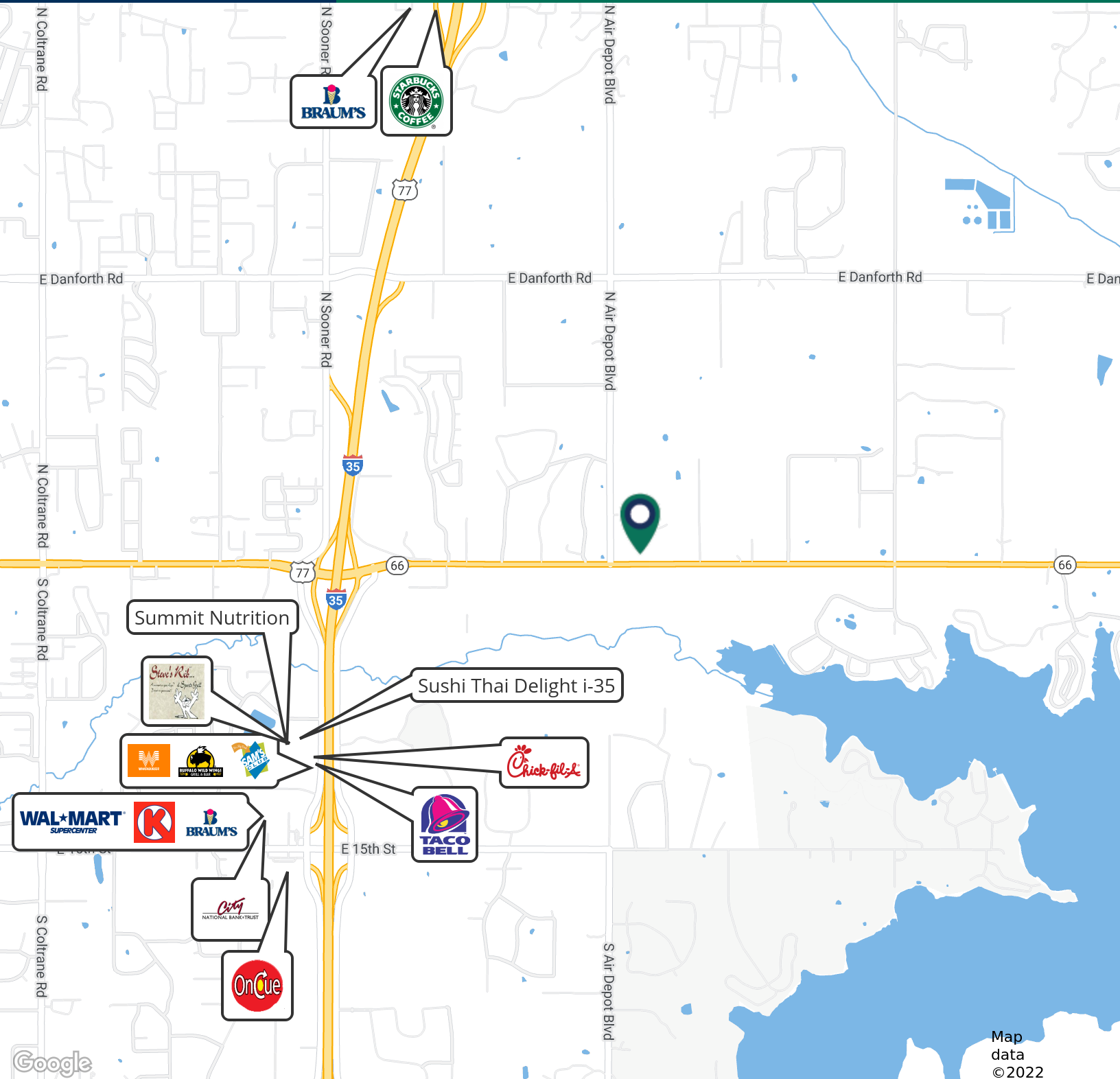
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Prime Commercial Land for Development

US Route 66 & N Air Depot Blvd, Edmond, OK 73034

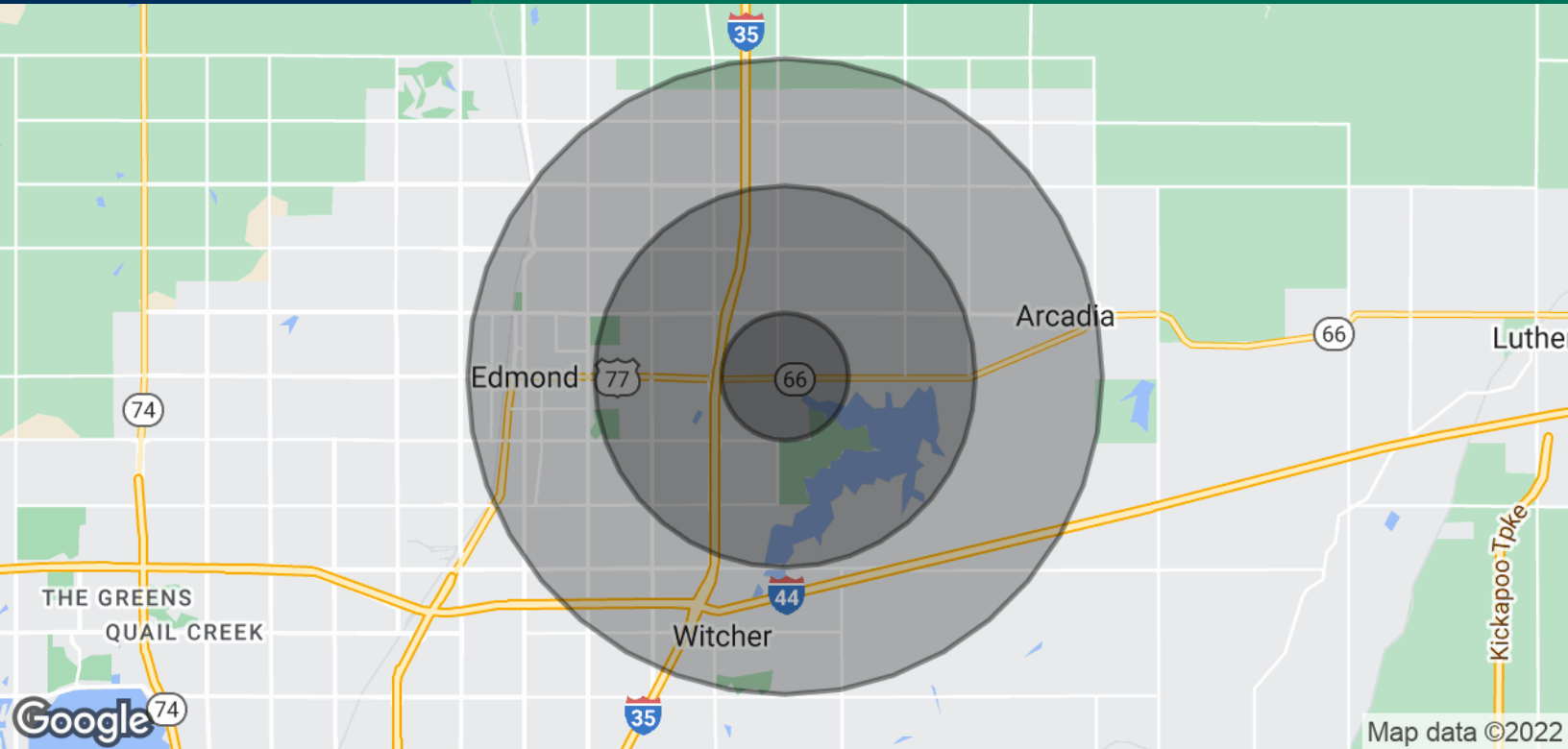


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	632	17,442	66,930
Average Age	50.9	43.2	38.3
Average Age (Male)	45.5	40.8	35.5
Average Age (Female)	51.5	43.8	40.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	235	7,181	26,570
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$301,817	\$156,562	\$121,299
Average House Value	\$693,313	\$380,284	\$288,836

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS

Route 66	east	12,997
I-35	north	57,900
I-35	south	67,100

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