



### LAND SPACE NOW AVAILABLE

Sale Price:	\$2,367,116
Lot Size:	7.41 +/- Acres
Lots 1- 4:	Can Divide as Shown
Zoning:	PUD 1239
Sub Market:	Edmond/North OKC
Cross Streets:	NW 164th & N Western Ave 10292020

### PROPERTY OVERVIEW:

Located just off the corner of NW 164th and N Meridian Ave wrapping around the highly popular Natural Grocers.

7.41 +/- Acres - Utilities are adjacent to Site

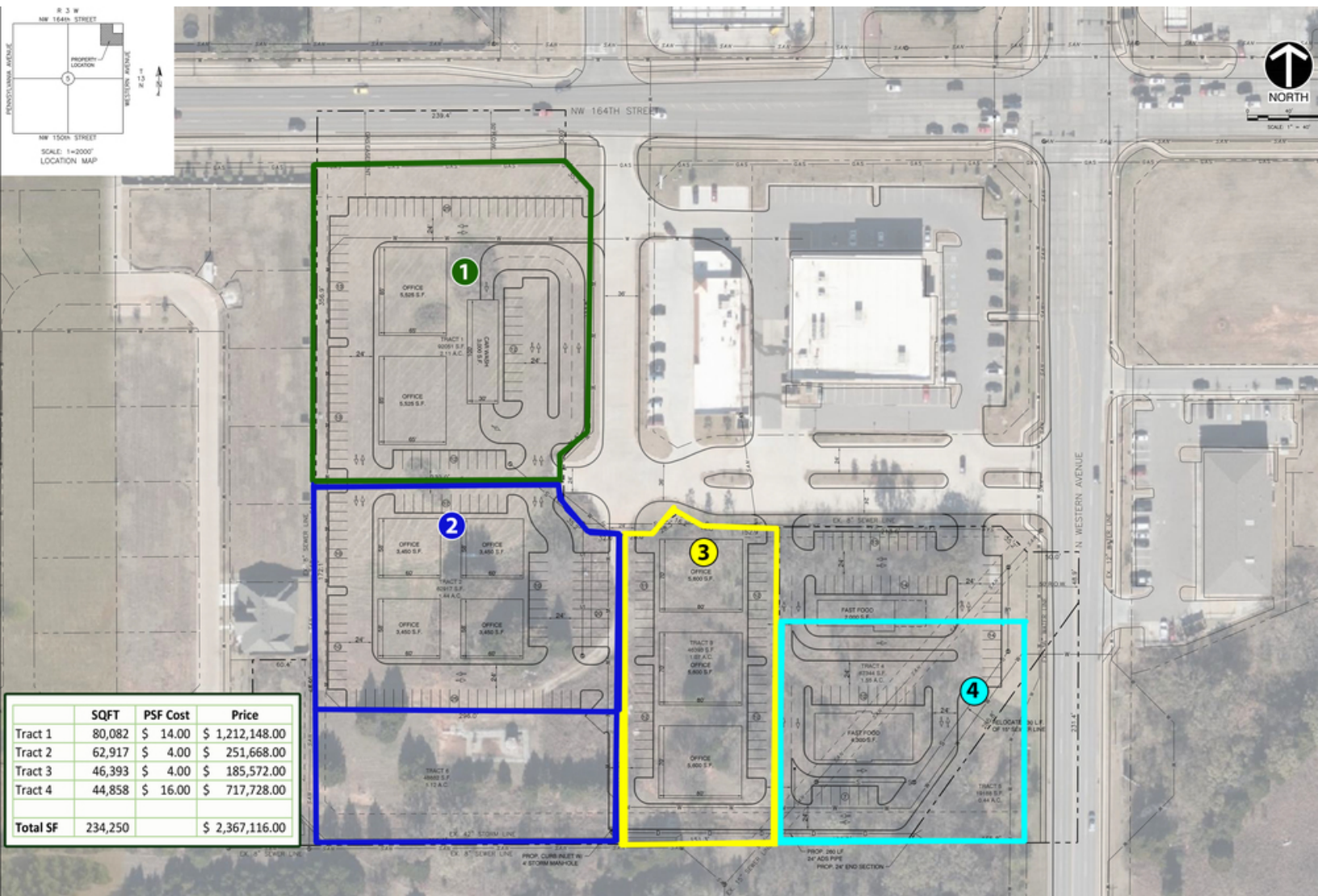
Nearby Retailers: Neighborhood Walmart, Natural Grocers, Firestone and 7/11. Scooter's Coffee is coming soon.

Tract 1	80,082 Sq Ft   \$14.00 psf   \$1,121,148.00 (1.838 +/- Acres)
Tract 2	62,917 Sq Ft   \$ 4.00 psf   \$251,668.00 (1.444 +/- Acres)
Tract 3	46,393 Sq Ft   \$ 4.00 psf   \$185,572.00 (1.065 +/- Acres)
Tract 4	44,858 sq Ft   \$16.00 psf   \$717,728.00 (1.029 +/- Acres)

**GIRMA MOANING**  
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priceedwards.com

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jsimon@priceedwards.com  
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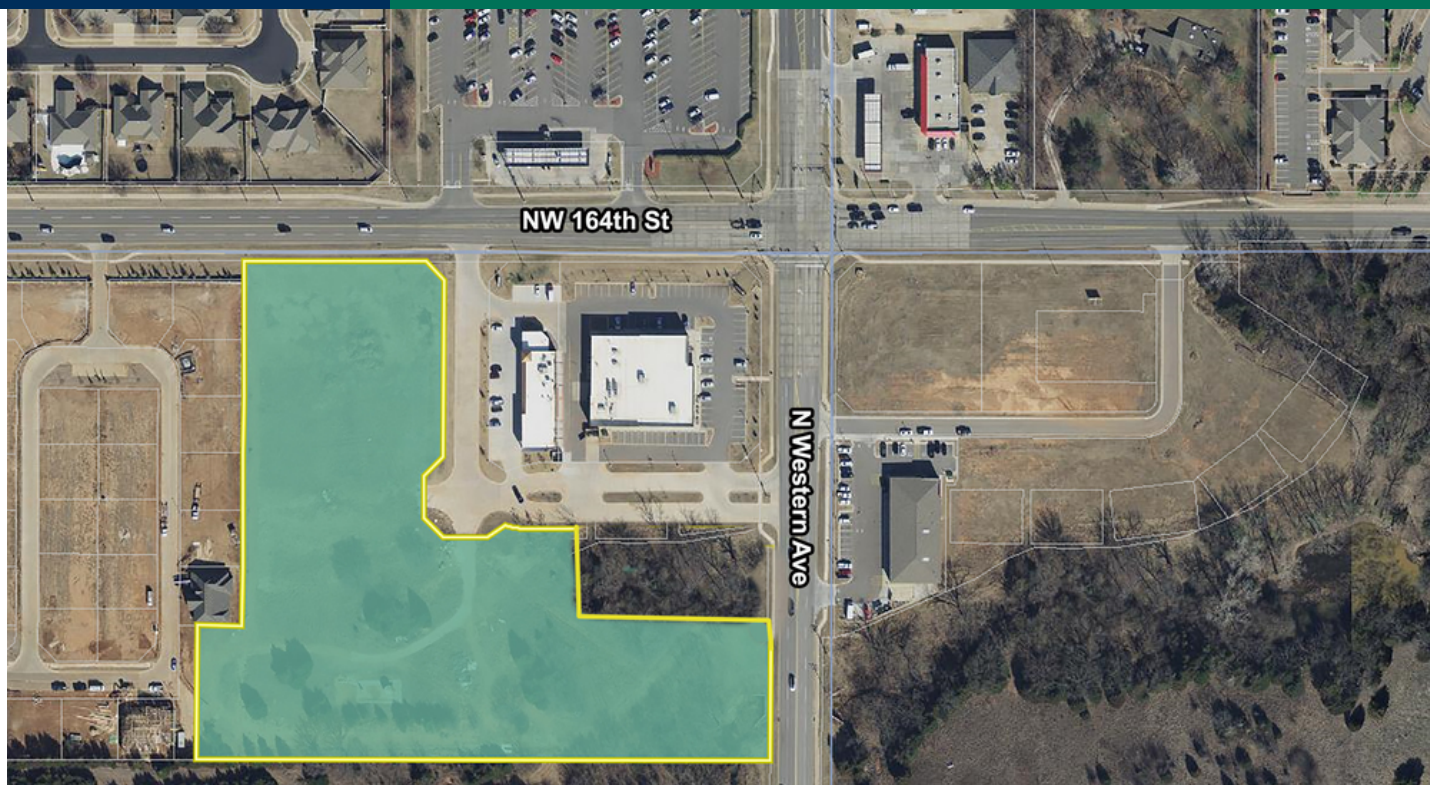




Tracts 1 - 4 Can be Divided as shown above

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#### DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	143,498
Population Density	143,498
Median Age	32.9
Median Age (Male)	31.4
Median Age (Female)	34.1
Total Households	58,116
# of Persons Per HH	2.5
Average HH Income	\$75,513
Average House Value	\$195,871

#### TRAFFIC COUNTS (PER ACOG)

N Western	North	19,037
N Western	South	18,927
NW 164th	East	17,784
NW 164th	West	18,151

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