PRICE EDWARDS

7.83 +/- Acres Land - NW 164th & N Western Ave 1100 NW 164th St, Oklahoma City, OK 73013



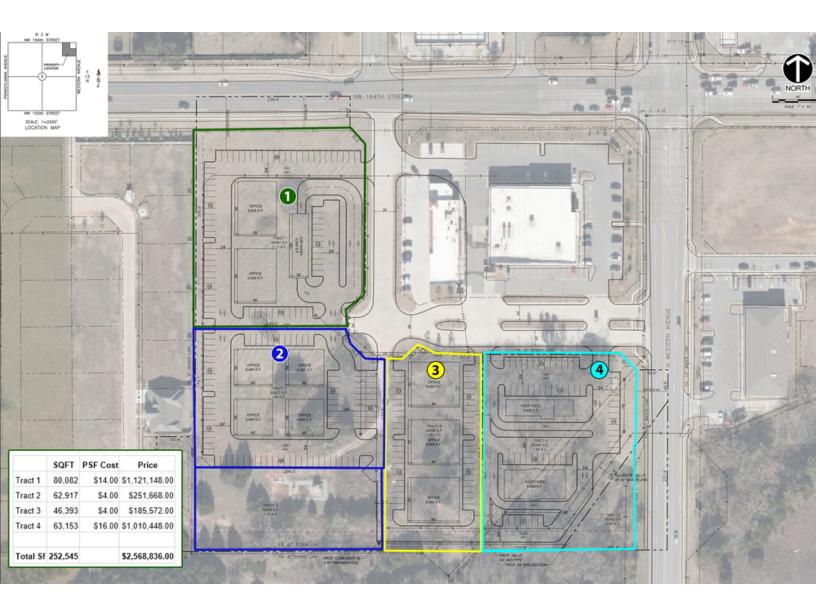
LAND SPACE NOW AVAILABLE		PROPERTY OVERVIEW:	
Sale Price:	\$2,568,836	Located just off the corner of NW 164th and N Meridian Ave wrapping around the highly popular Natural Grocers.	
Lot Size:	7.83 +/- Acres	7.83 +/ - Acres - Utilities are adjacent to Site	
Lots 1- 4:	Can Divide as Shown	Nearby Retailers: Neighborhood Walmart, Natural Grocers, Firestone	
Zoning:	PUD 1239	and 7/11	
Sub Market:	Edmond/North OKC	Tract 1 80,082 Sq Ft \$14.00 psf \$1,121.148.00 (1.838 +/- Acres)	
Cross Streets:	NW 164th & N Western Ave	Tract 2 62,917 Sq Ft \$ 4.00 psf \$251,668.00 (1.444 +/- Acres)	
	04082020	Tract 3 46,393 Sq Ft \$ 4.00 psf \$185,572.00 (1.065 +/- Acres)	
		Tract 4 63,153 sg Ft \$16.00 psf \$1,010,448.00 (1.449 +/- Acres)	

GIRMA MOANING 405.239.1244 gmoaning@priceedwards.com priceedwards.com

JACOB SIMON 405.239.1248 jsimon@priceedwards.com priceedwards.com

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 determine to your satisfaction to the suitability of the property for your needs.





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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