



OFFERING SUMMARY

Sale Price: Cost Plus 15% GC Fee

Lot Size: 100 Acres

Zoning: R-1

Market: Guthrie/North OKC

04242020

PROPERTY OVERVIEW

This 100 Acre site is offering this Site as Industrial Build-To-Suit, raw land, or residential development with infrastructure.

Located on S Pine St between E Lincoln Ave and E Industrial Rd, east of the highly traveled S Division St, just north Guthrie-Edmond Regional Airport.

PROPERTY HIGHLIGHTS

- Utilities Available
- City Water & Sewer on Site
- Build To Suit Industrial
- Or Residential Neighborhood Development
- Base Civil Engineering work completed
- Easy Access to I-35

GIRMA MOANING
405.239.1244
gmoaning@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.

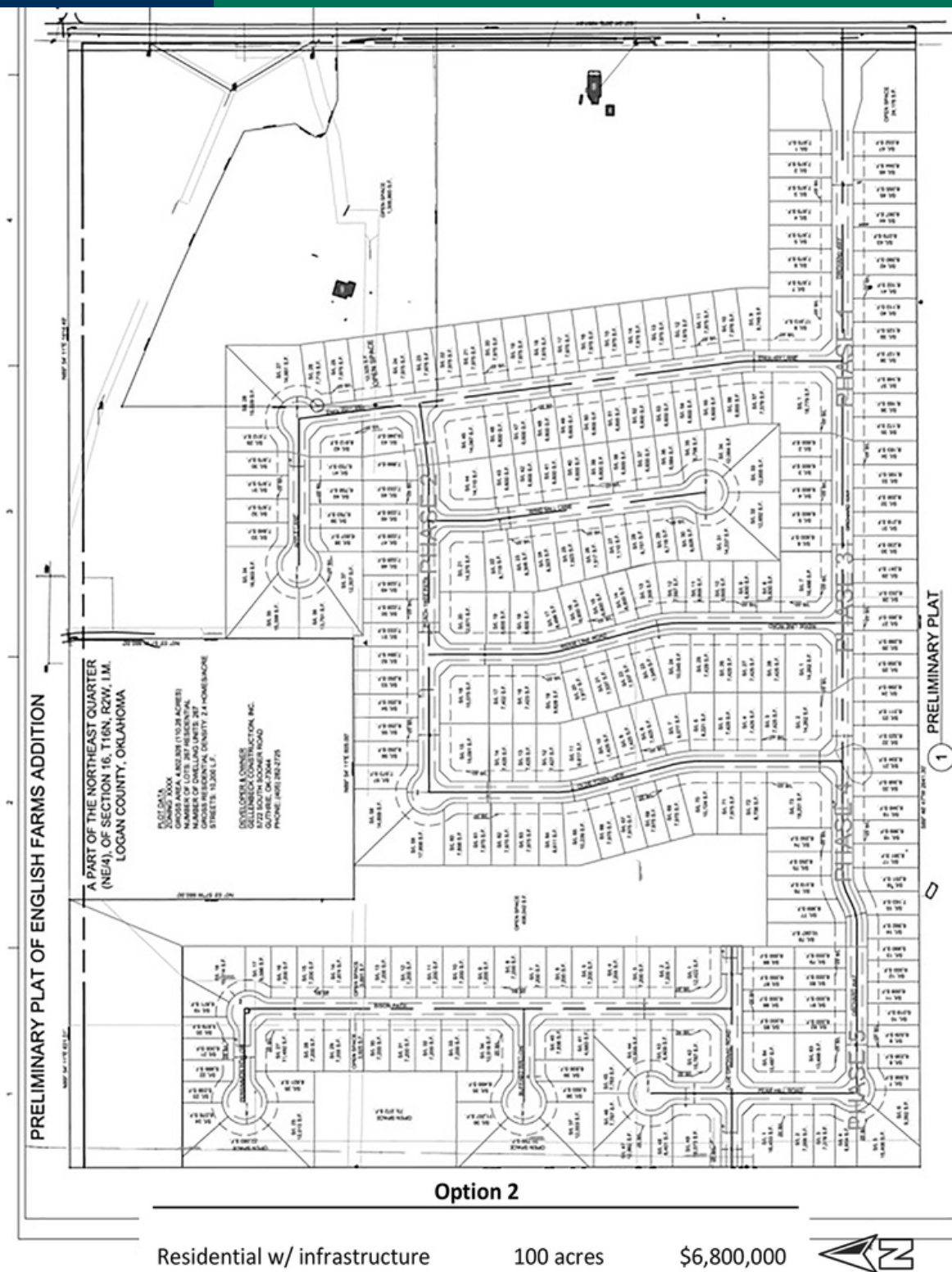


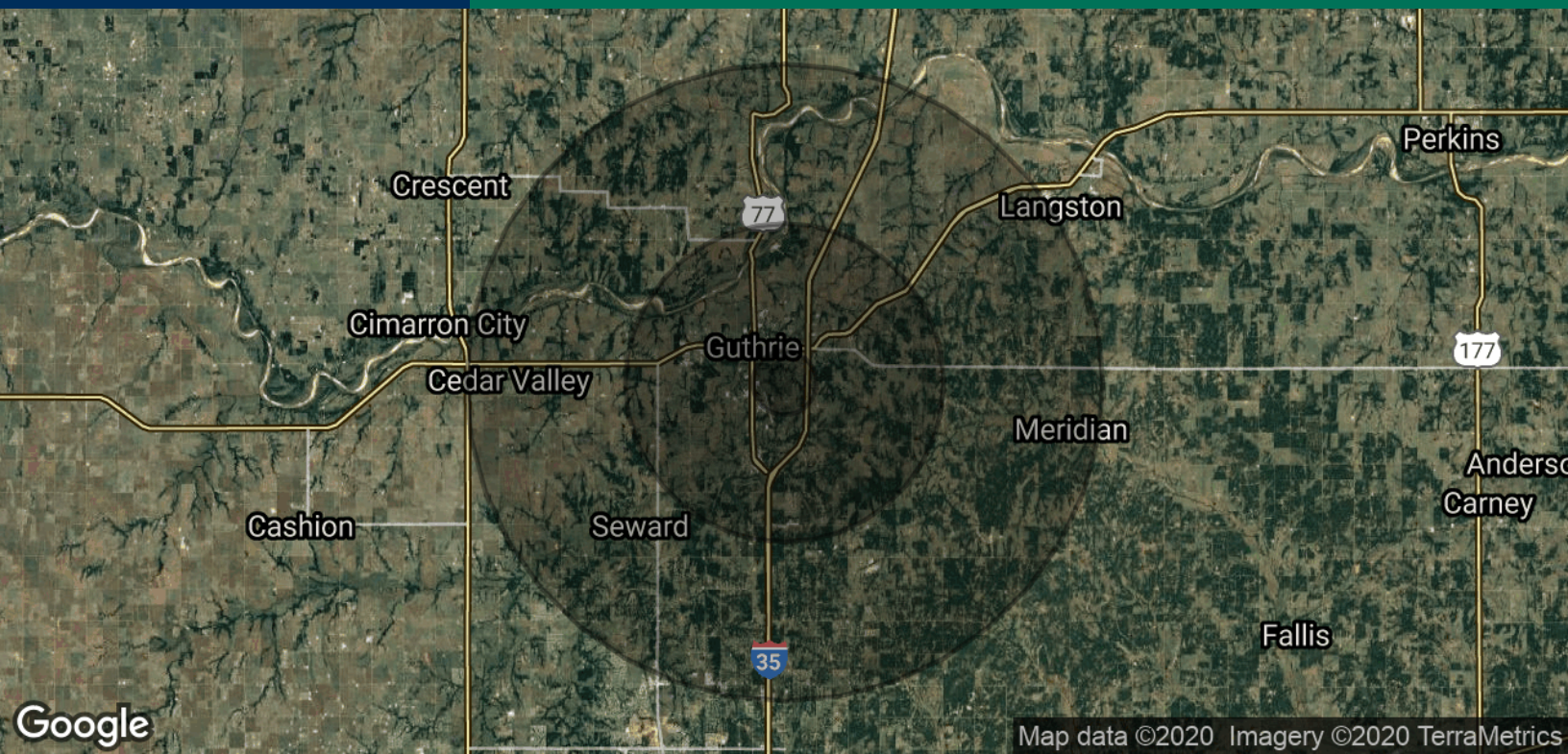
Option 1

Raw Land price	100 acres	\$750,000
----------------	-----------	-----------

Industrial Build To Suit	Cost Plus 15% GC Fee
--------------------------	----------------------

Minimum take down five (5) acre tract





POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,911	16,686	32,013
Average age	31.6	32.5	35.9
Average age (Male)	31.2	31.5	34.9
Average age (Female)	31.7	33.9	37.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	779	6,191	11,688
# of persons per HH	2.5	2.7	2.7
Average HH income	\$44,381	\$52,147	\$64,188
Average house value			\$134,004

* Demographic data derived from 2010 US Census

GIRMA MOANING
405.239.1244
gmoaning@pricedwards.com
pricedwards.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.