



**OFFERING SUMMARY**

Sale Price:	\$975,000
Lot Size:	90 Acres
Zoning:	Agricultural
Market:	Guthrie/North OKC 12721

**PROPERTY OVERVIEW**

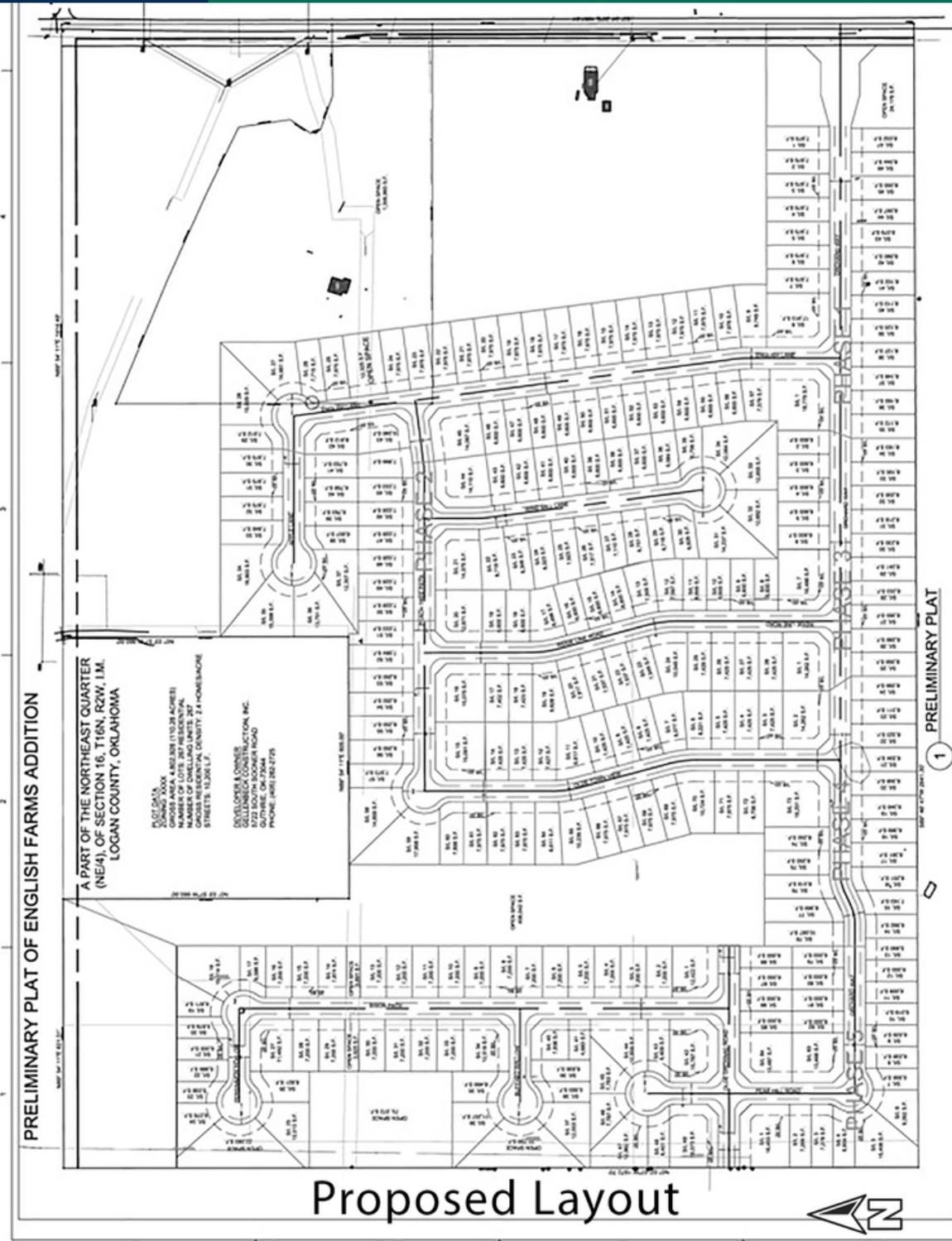
This 90 Acre site is offering this Site as Industrial Build-To-Suit, raw land, or residential development with infrastructure.

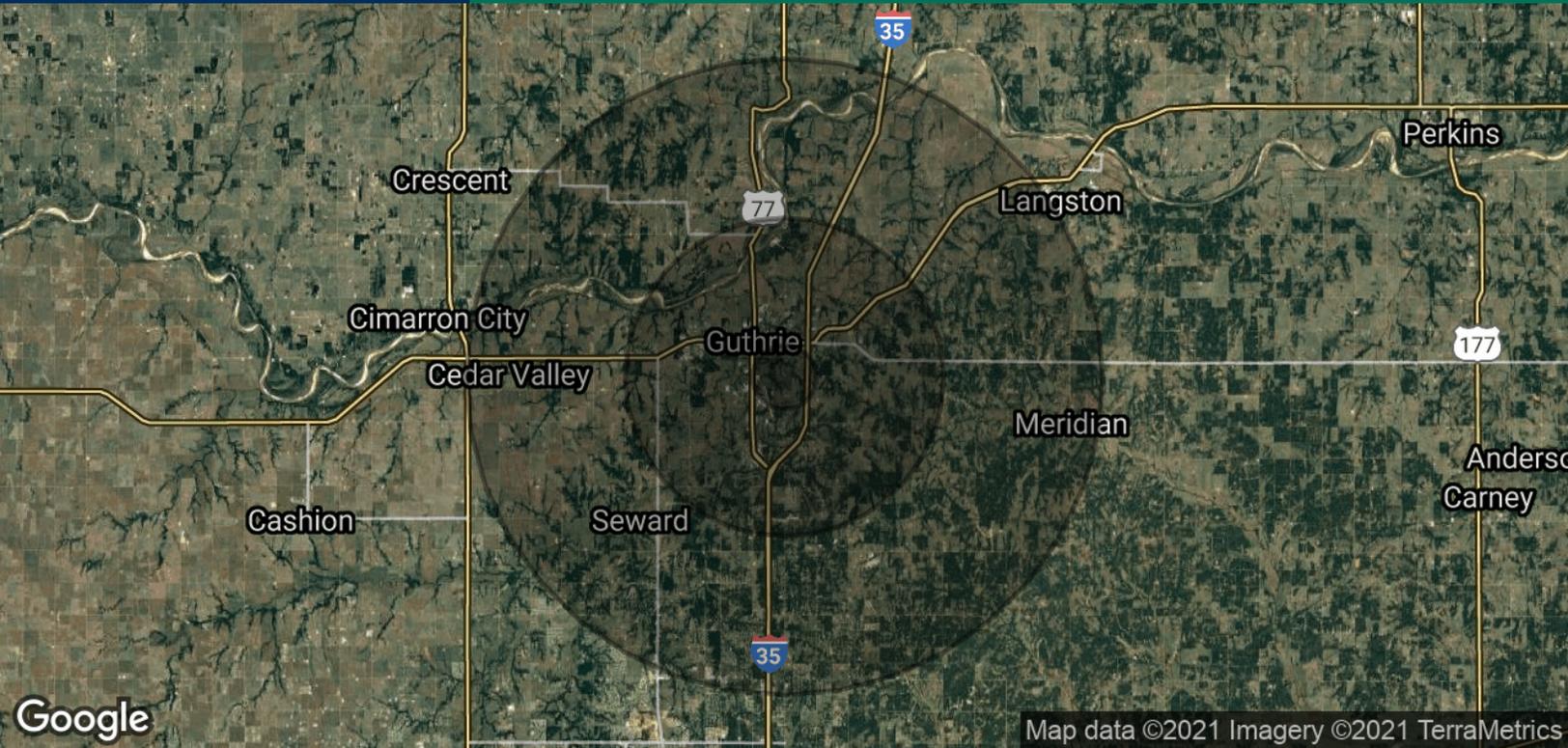
Located on S Pine St between E Lincoln Ave and E Industrial Rd, east of the highly traveled S Division St, just north Guthrie-Edmond Regional Airport.

**PROPERTY HIGHLIGHTS**

- Utilities Nearby
- Water & Sewer adjacent to Site
- Great site for residential lots
- Seller can provide Build To Suit Commercial
- Base Civil Engineering & Due Diligence can be purchased
- Easy Access to I-35
- Near Airport with 5,001 ft. runway







Map data ©2021 Imagery ©2021 TerraMetrics

**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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