



OFFERING SUMMARY

Sale Price:	\$1,633,936
Lot Size:	3.944 Acres
	Lot 1 - 5.276 Acres
	Lot 2 - 1.947 Acres
	Lot 3 - 3.944 Acres
Market:	Oklahoma City Metro
Submarket:	Edmond
Traffic Count:	53,856
	04142020

PROPERTY OVERVIEW

The property is located in north Edmond, a vastly growing area of the suburb. The property consists of 3.944 acres that could be used for retail or office.

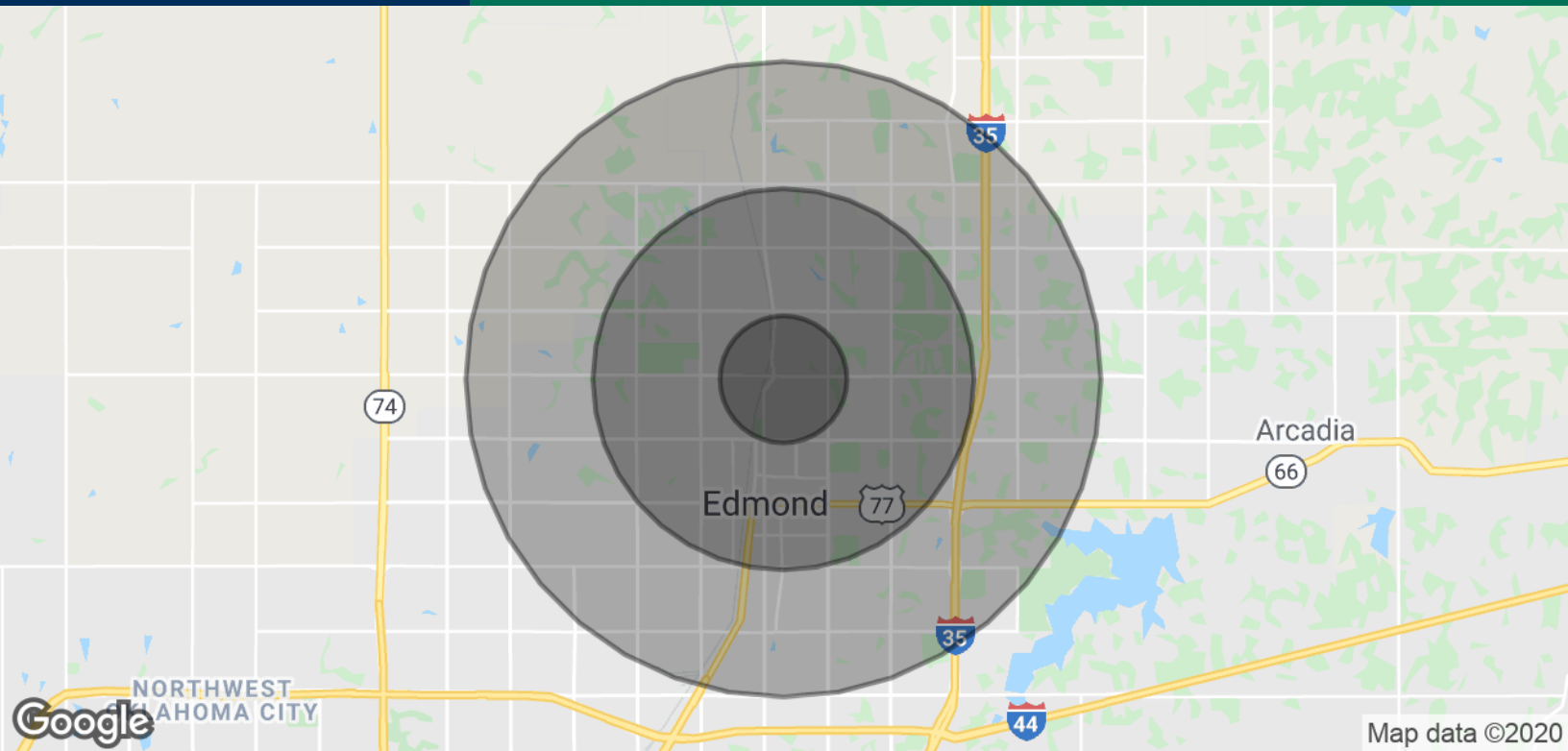
In 2011, Edmond was #1 on CNBC's "10 Perfect Suburbs" list. Edmond was listed as one of the "Top 100 Places to Live in 2007" by Relocate America. Edmond was selected the most outstanding community in its class for five years in a row by the State Chamber of Commerce and State Industrial Development Department.

PROPERTY HIGHLIGHTS

- Lot 1: 5.276 Acres - southwest corner - \$ 7.00 PSF
- Lot 2: 1.947 Acres - southeast corner - \$10.00 PSF
- Lot 2: 3.944 Acres - just east of Boulevard Ave on south side of road - \$ 3.90 PSF
- Rapidly expanding intersection
- Heavy residential
- Great for retail or office use
- Growing development area in Edmond Oklahoma
- #1 on CNBCs "10 Perfect Suburbs"

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,927	46,211	106,288
Average age	36.6	33.3	34.0
Average age (Male)	36.8	31.7	32.5
Average age (Female)	36.6	35.0	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,408	17,694	39,520
# of persons per HH	2.8	2.6	2.7
Average HH income	\$113,150	\$86,374	\$93,757
Average house value	\$243,976	\$285,753	\$247,092

* Demographic data derived from 2010 US Census

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