

Richardson Corner

Southwest Corner of Danforth (NW 192nd Street) and
Pennsylvania Edmond, OK 73012



LAND NOW AVAILABLE

Sale Price:	Negotiable
Lot Size:	16.12 Acres +/- Will Divide
Zoning:	C-3 (north 10 acres) and R-1 (south 10 acres)
Market:	Northwest Edmond
Cross Streets:	Danforth (192nd) and Pennsylvania

PROPERTY OVERVIEW

Prime development corner in very rapidly expanding northwest Edmond. The north 6+/- acres are perfect for retail pads or a community shopping center. The south 10 acres are ideal for a small, pocket residential development. The site is located 1.5 miles east of the new Grove Elementary School, and one half-mile south of the new Prairie Vale Elementary School, both of which are in the Deer Creek school district. The site is one mile north of West Field Elementary School in the Edmond school district. The site is also less than one mile north of Life Church a local mega-church.

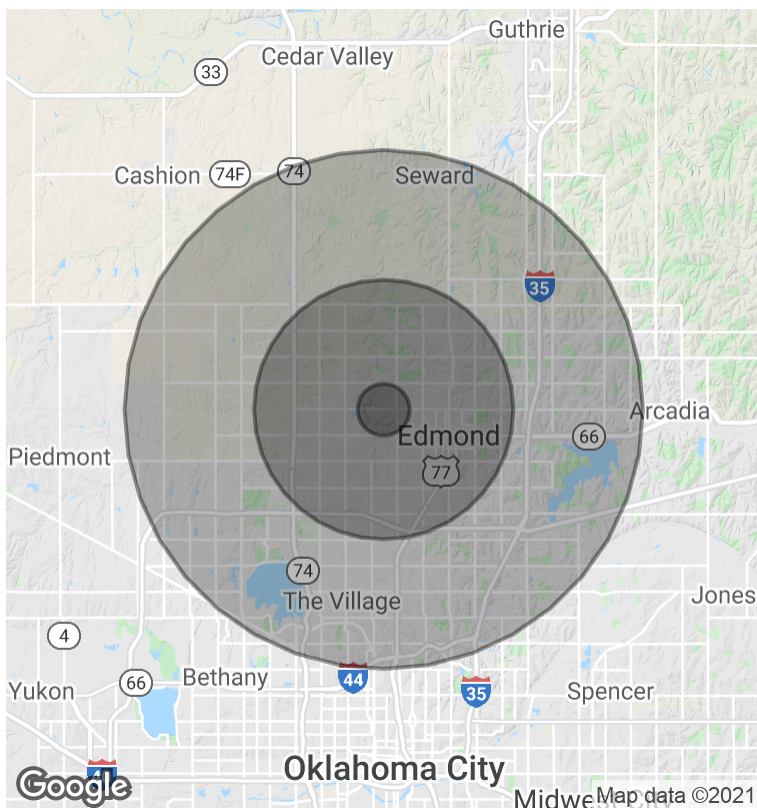
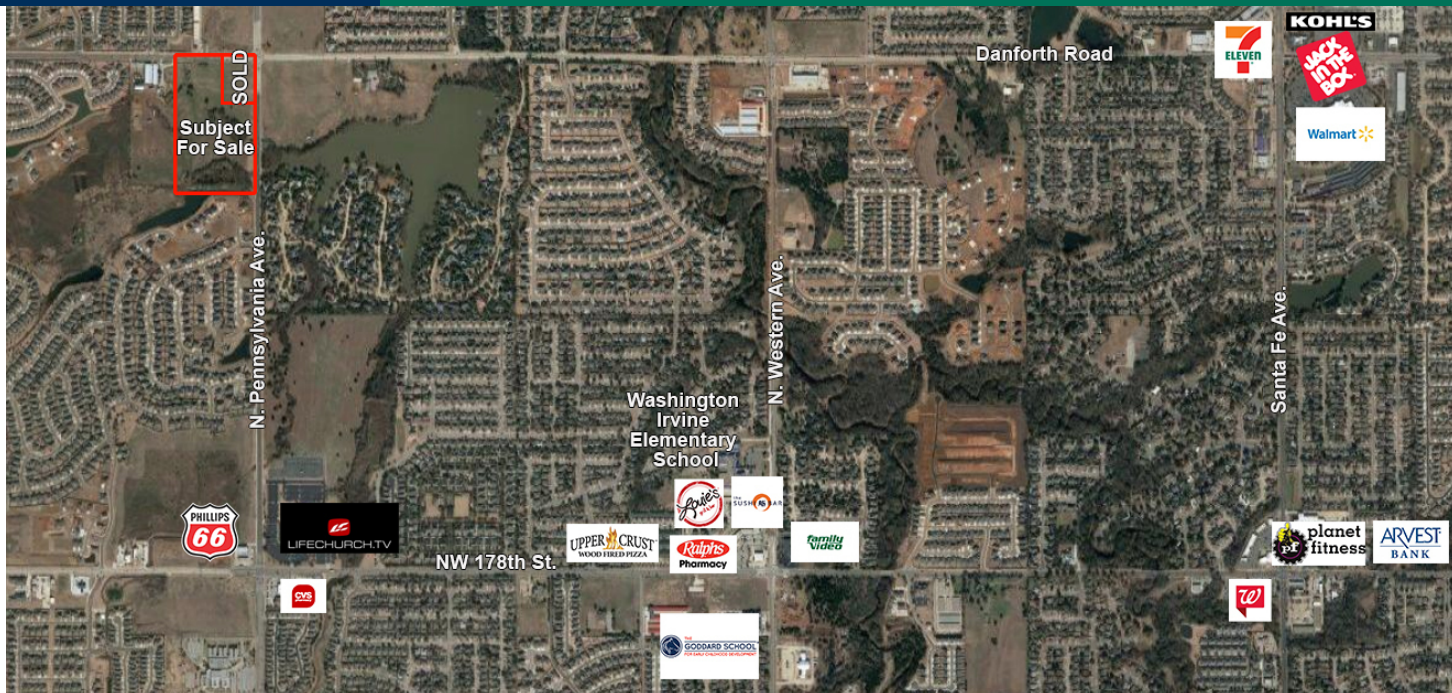
LOCATION OVERVIEW

The east half of the northeast quarter of the northeast quarter of Section 30-T14N-R3W, containing +/- 16.12 acres.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	39,149
Population Density	311,020
Median Age	32.5
Median Age (Male)	30.8
Median Age (Female)	34
Total Households	13,362
# of Persons Per HH	2.78
Average HH Income	\$94,824

TRAFFIC COUNTS (per ACOG)

Address	Direction	#
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