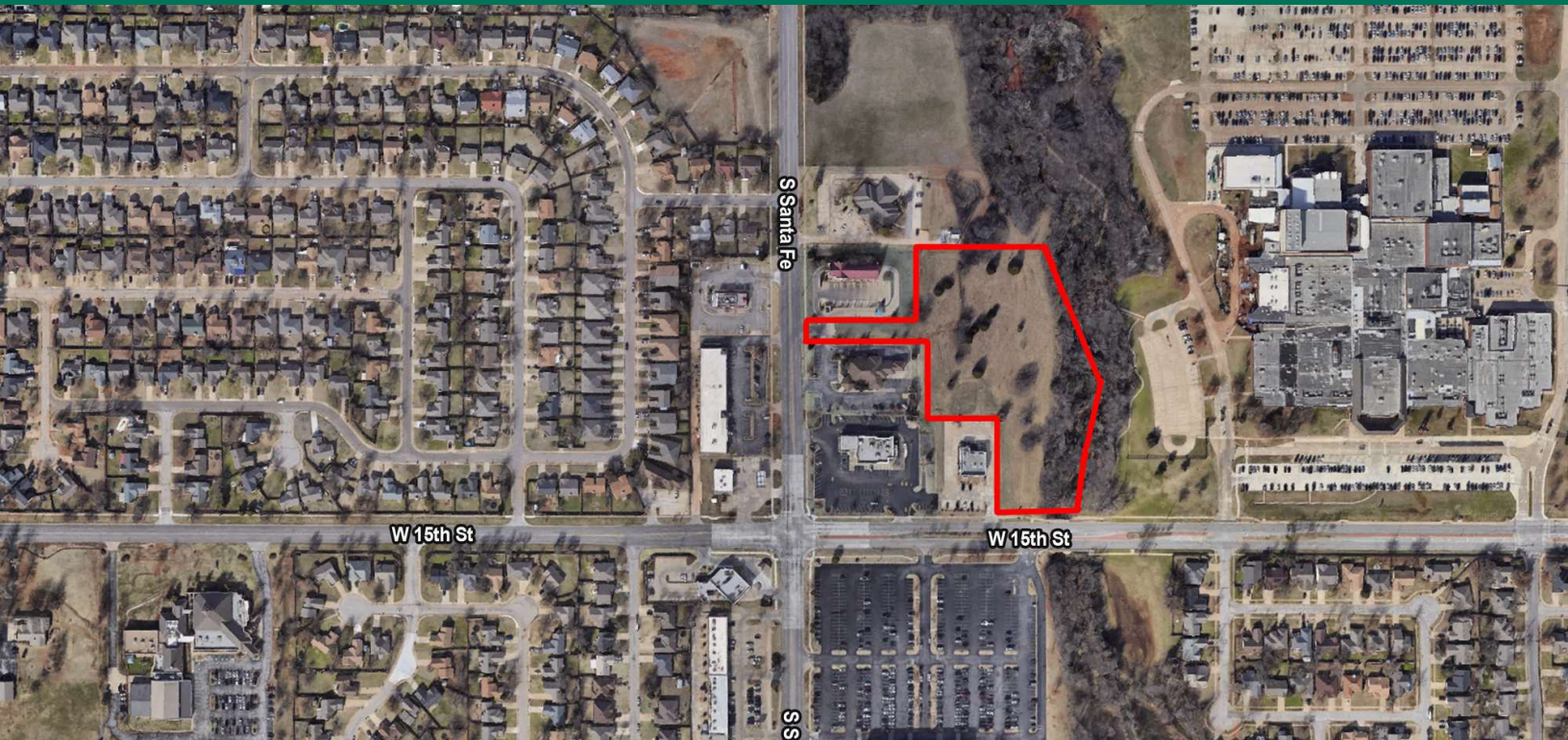


SOUTH SANTA FE & WEST 15TH LAND

EDMOND, OK 73003



PROPERTY DESCRIPTION

Located in one of Edmond's fastest-growing residential corridors, this ± 6.15 -acre site offers a rare opportunity for neighborhood-oriented commercial development. With prominent frontage along South Santa Fe Avenue and W. 15th Street—and in close proximity to Edmond Santa Fe High School—the property enjoys strong visibility, excellent access, and immediate proximity to established neighborhoods, schools, and retail amenities. Zoned D-1 (Restricted Retail Commercial), the land is ideally suited for a small-scale shopping center, medical or professional offices, or a mix of community-serving businesses.

The property features a rectangular shape, level topography, and access to city utilities, making it highly developable. Its location within Edmond's infill boundaries enhances appeal to developers seeking strategic retail locations in a supply-constrained market. With demographics including a population of $\sim 100,000$ and average household income exceeding \$140,000, the surrounding area supports strong demand for retail, healthcare, and service-based uses.

This offering provides flexibility for phased development or multiple users and represents one of the last remaining undeveloped commercial tracts of this size in west-central Edmond.

OFFERING SUMMARY

Sale Price:	\$1,023,660
Size (AC):	± 6.15 Acres
Zoning:	D-1

TRAFFIC COUNTS

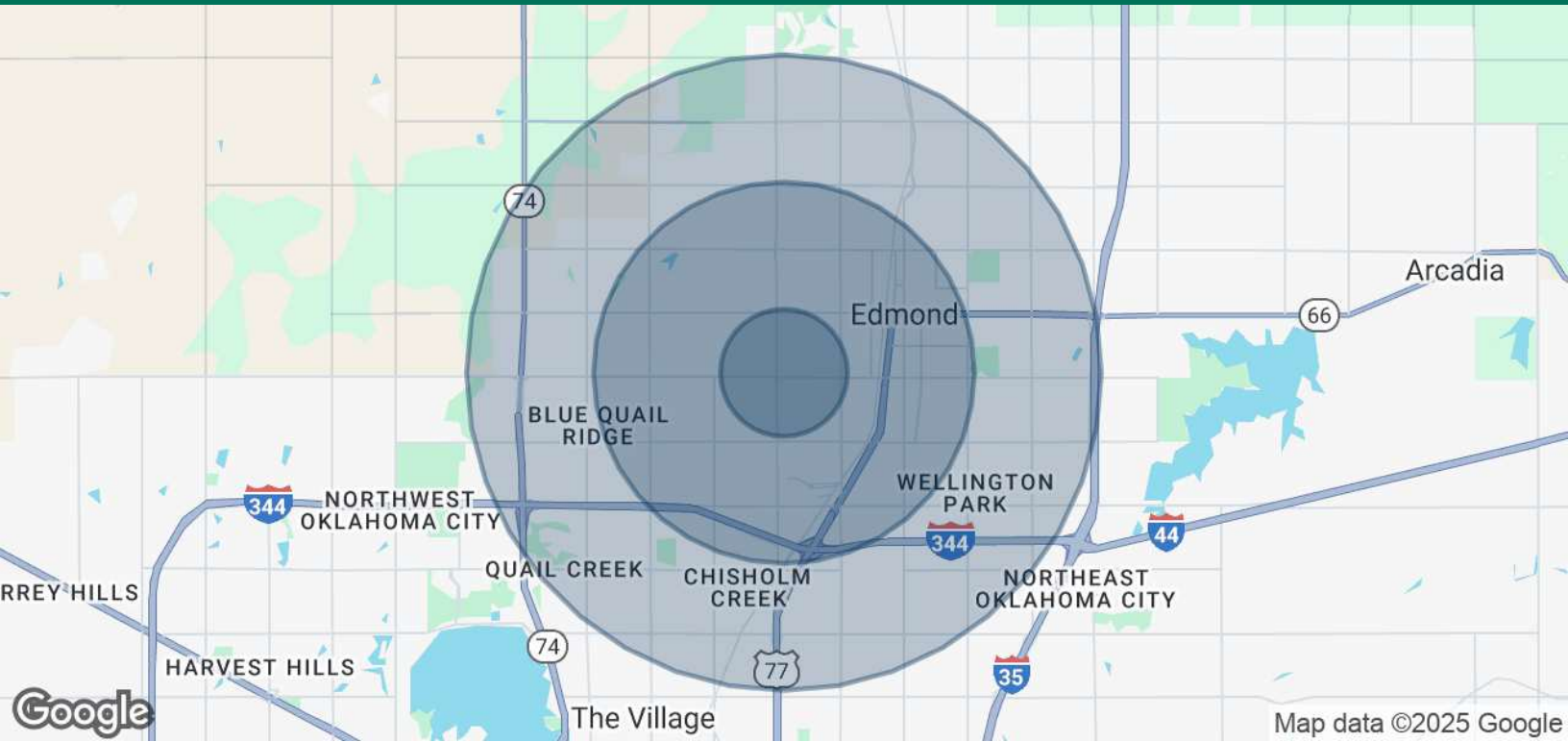
S Santa Fe	North	21,922 VPD
S Santa Fe	South	22,065 VPD
W 15th St	East	17,660 VPD
W 15th St	West	17,696 VPD

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SOUTH SANTA FE & WEST 15TH LAND

LAND EDMOND, OK



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,386	88,458	178,553
Average Age	38	38	38
Average Age (Male)	37	36	37
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,178	34,910	71,183
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$104,630	\$111,114	\$117,889
Average House Value	\$260,469	\$300,704	\$331,489

Demographics data derived from AlphaMap

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