

FOR SALE

13790 N. I-35 FRONTAGE RD, EDMOND, OK, 73013

E. Memorial Rd

E. Frontage Rd

I-35

1.32 ACRES

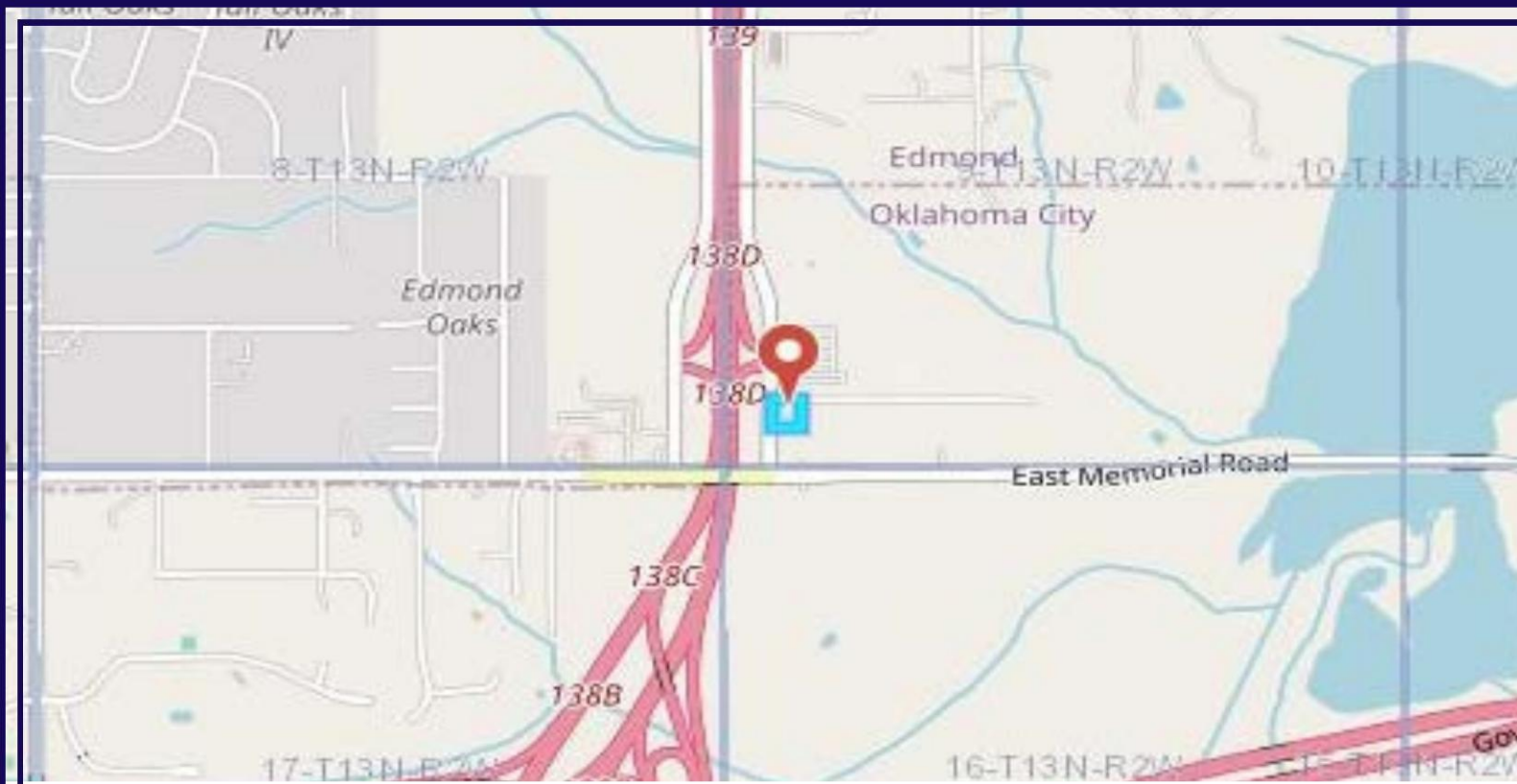
138th Street

Global Self Storage

HORIZON
COMMERCIAL REAL ESTATE

Nicole Mayes
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www.horizoncreek.com



PROPERTY INFORMATION

\$474,368

PRICE/ACRE	\$359,370
PRICE/SF	\$8.25
LOT SIZE	1.32 ACRES
ZONING	PUD / INDUSTRIAL

-  57.499+ SF of vacant industrial land in Edmond, Oklahoma
-  Located near Memorial Road and I-35 Highway just North of Kilpatrick Turnpike
-  The seamless access to the highway makes the property ideal for distribution businesses
-  Well suited to host operations that utilize small warehouses, workshops, or light manufacturing facilities.
-  This vacant lot has 2 points of access coming from the East Frontage road and 138th Street
-  Highway access and Billboard options make this location a great investment opportunity!
-  Local businesses and operations in the nearby area include 'Global Self Storage,' 'Cracker Barrel,' 'Flying J Travel Center,' & 'Integrus Health Hospital'

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