

THE LANDING

WATERLOO

DEVELOPMENT BROCHURE



- 7 ELEVEN
- McDonald's
- URGENT CARE
- Wendy's
- TACO BELL
- BRAUM'S
Coming Soon
- Starbucks
Coming Soon

BALANCE

Coming Soon

CAT
Coming Soon

JACK'S
EXPRESS CAR WASH

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THE LANDING AT WATERLOO
NWC I-35 & E WATERLOO RD
EDMOND, OK 73034

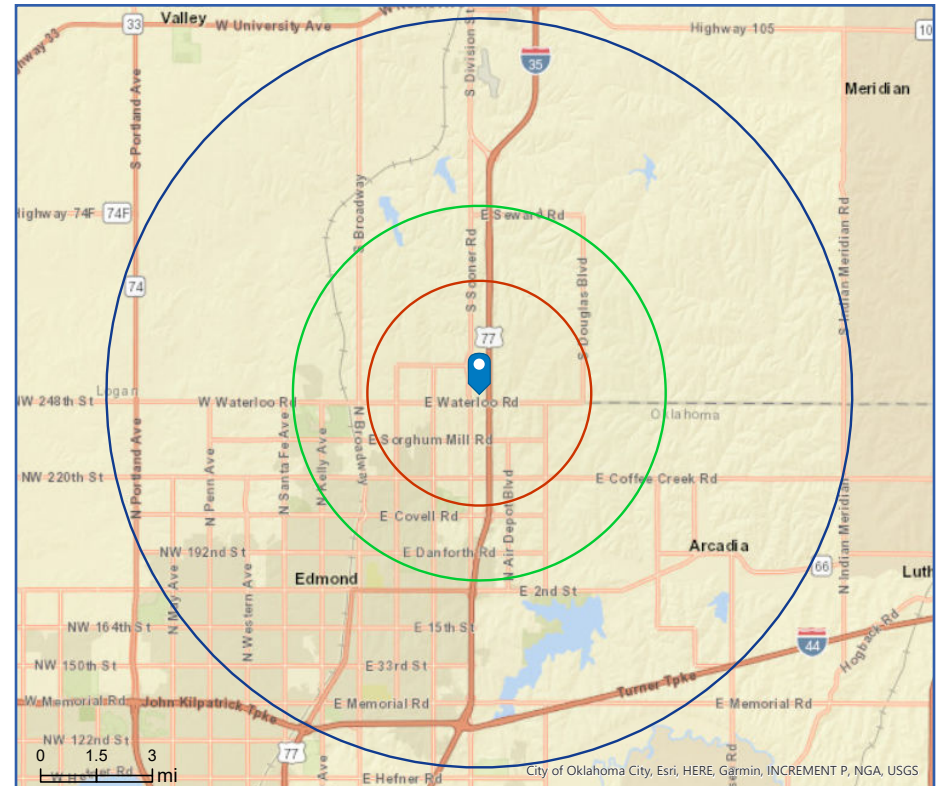
Property Overview

The Landing at Waterloo is approximately 108 AC of undeveloped land and 40 acres of developed land. It consists of 2 hard corners on Sooner Rd & Waterloo and I-35 & Waterloo. The current plans for the land are to develop a portion of it into residential homes while the rest remains open for mixed-use commercial development. The location is perfect for various projects, including residential, hotels, fast food, retail, and so much more.

Property Details & Highlights

- Price: \$877,536 – \$2,944,943
- Sale Type: Investment
- Sale Conditions: Built to Suit
- Hard NW Corner of I-35 & Waterloo Rd
- Commercial and Residential Lots Available
- 150 Acres of Prime Development Land
- Frontage along I-35, Waterloo Rd & Sooner Rd
- No Zoning Restrictions
- Multifamily 280 Unit Addition (The Balance on Waterloo) is Coming Soon

Tenants



Traffic Counts

Sooner Rd (N of Waterloo): 4,500 VPD (OKDOT 2023)

E Waterloo Rd: 7,900 VPD (OKDOT 2023)

I-35 (South of Waterloo): 54,300 VPD (OKDOT 2023)

Demographic Snapshot – 3, 5, 10 Mile Rings

2024 POPULATION	DAYTIME POP.	AVG HH INCOME
3 Mile: 14,804	3 Mile: 10,645	3 Mile: \$162,453
5 Mile: 51,134	5 Mile: 35,472	5 Mile: \$179,005
10 Mile: 188,161	10 Mile: 161,044	10 Mile: \$144,351



