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Property Group

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## EXECUTIVE SUMMARY

EDMOND, OK 73013



### OFFERING SUMMARY

Sale Price:	\$889,500
Available SF:	54,014sf
Lot Size:	1.24 Acres
Price / SF:	\$16.47psf
Zoning:	PUD-1239
Market:	Edmond

### PROPERTY OVERVIEW

Desirable commercial development opportunity located on the southwest side of NW 164th Street and Western Avenue, positioned within the Edmond trade area but under the jurisdiction of the City of Oklahoma City. The site offers approximately 180 feet of frontage along NW 164th Street, providing excellent visibility and accessibility at a signalized, high-traffic intersection. NW 164th Street is a four-lane thoroughfare, ensuring steady vehicle flow and strong exposure for retail, office, or service users. Across the street from a Walmart Neighborhood Market, this location benefits from daily destination traffic and established co-tenancy, making it ideal for neighborhood retail, medical office, or quick-service development.

### PROPERTY HIGHLIGHTS

- Approximately 180' of Frontage
- Edmond trade area within City of Oklahoma City Limits
- Across from Walmart Neighborhood Market
- High Traffic Counts & Lit Intersection
- NW 164th is a 4 lane road
- Site has access to Utilities - City of OKC

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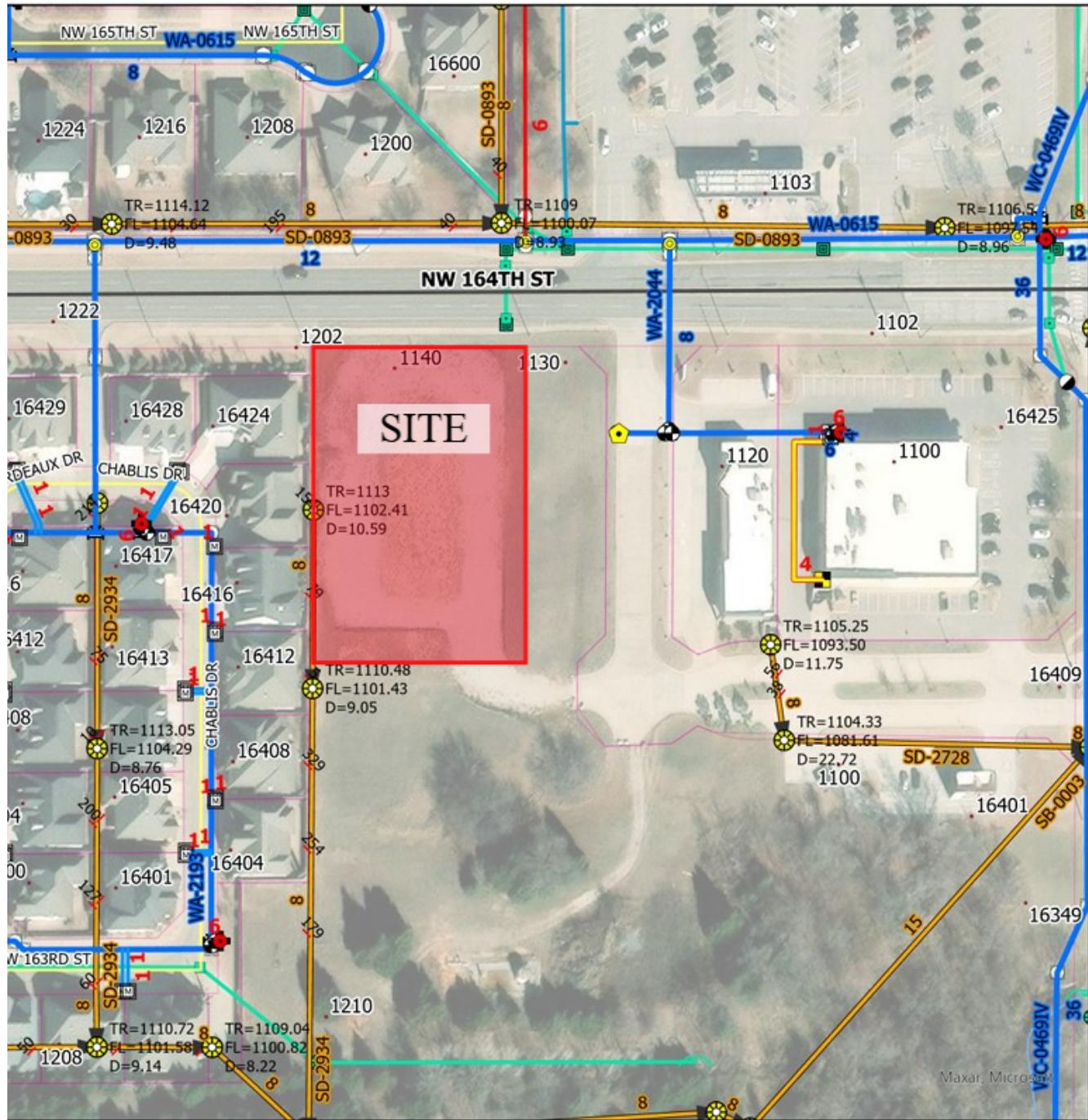
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# UTILITY MAP

EDMOND, OK 73013



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**Legend**

- Fire Hydrant
- Service Line
- Public Fire Line
- Private Fire Line
- Hydrant Lead
- Water Main
- Manhole
- Sewer Service
- Wastewater Main
- Flume
- Storm Drain

Created By: John  
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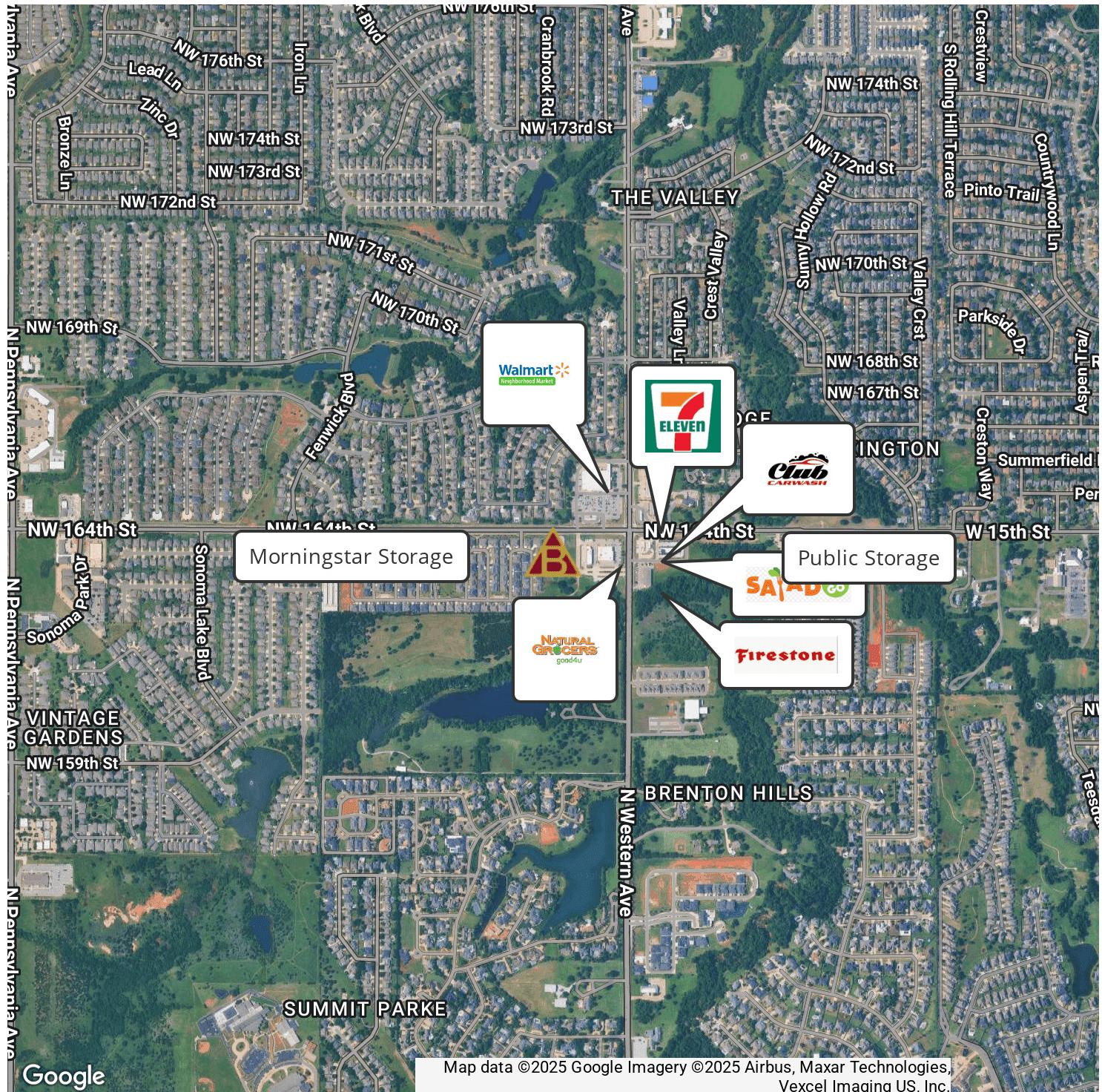
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# RETAILER MAP

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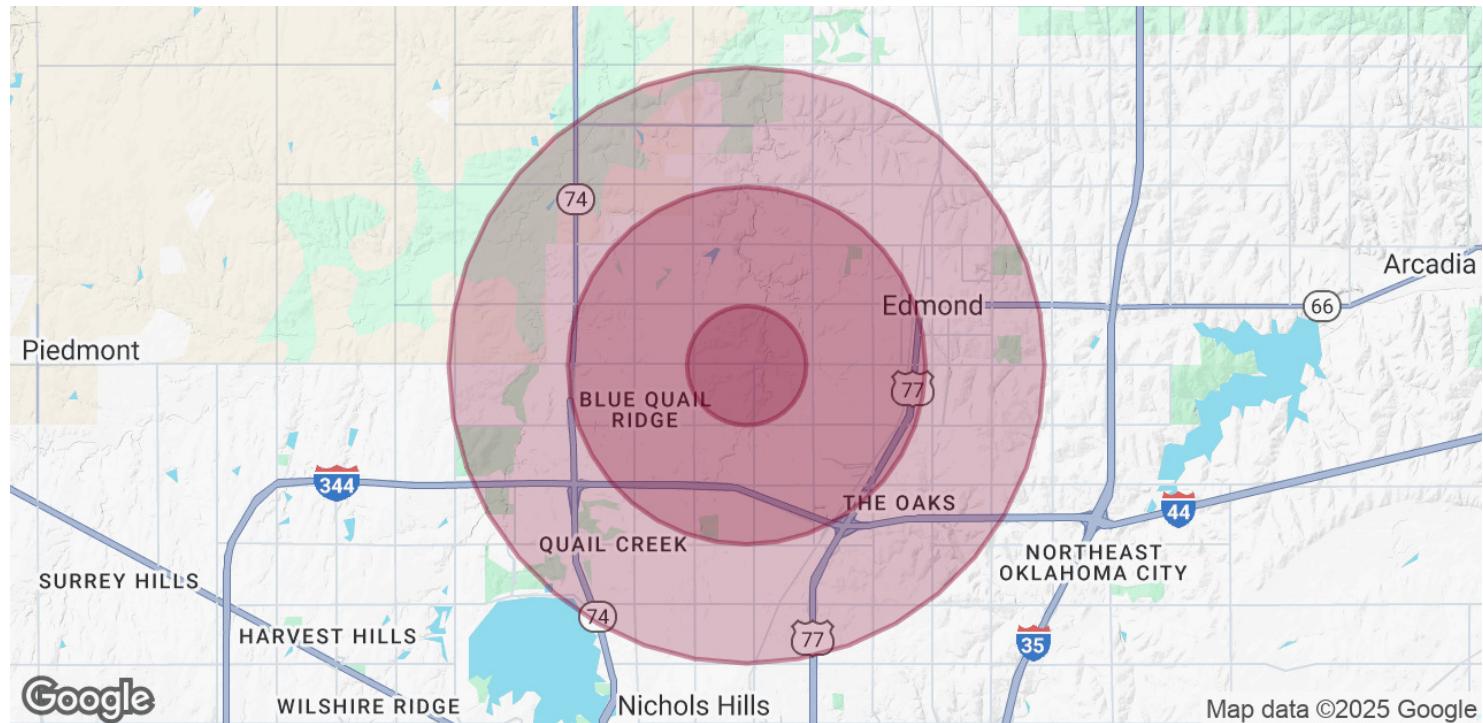
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,574	86,756	188,468
Average Age	40	37	38
Average Age (Male)	38	36	37
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,849	33,819	77,080
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$140,130	\$122,120	\$114,597
Average House Value	\$361,678	\$320,315	\$324,846

Demographics data derived from AlphaMap

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