



FOR SALE

EDMOND, OK 73013



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

ANNA FRESONKE

405.535.8156

ANNA@BANTAPROPERTYGROUP.COM

MONICA FEIERABEND

918.327.9182

MONICA@BANTAPROPERTYGROUP.COM

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

GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

ANNA FRESKKE

405.535.8156

ANNA@BANTAPROPERTYGROUP.COM

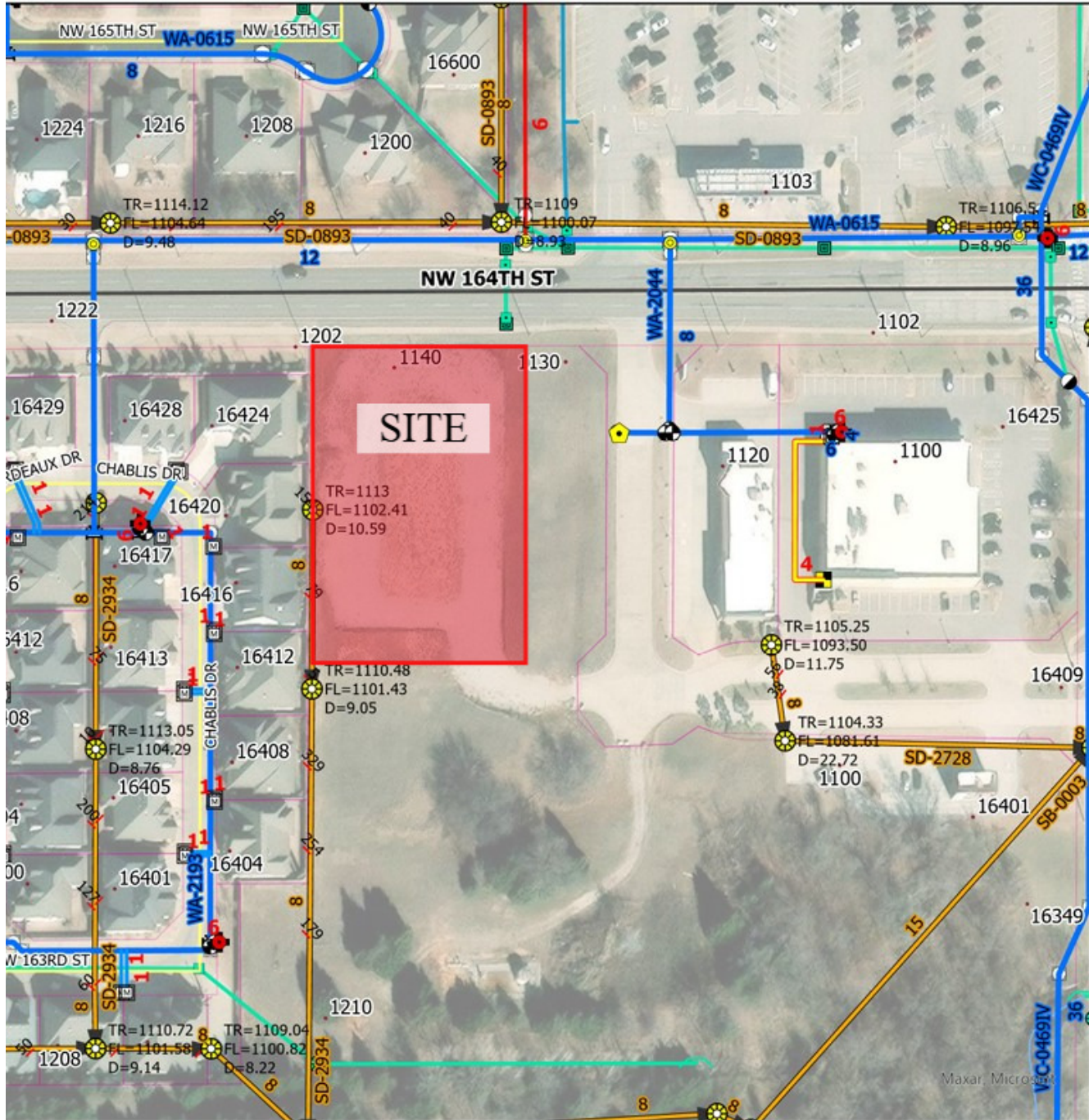
MONICA FEIERABEND

918.327.9182

MONICA@BANTAPROPERTYGROUP.COM

UTILITY MAP

EDMOND, OK 73013



GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

ANNA FRESNKE

405.535.8156

ANNA@BANTAPROPERTYGROUP.COM

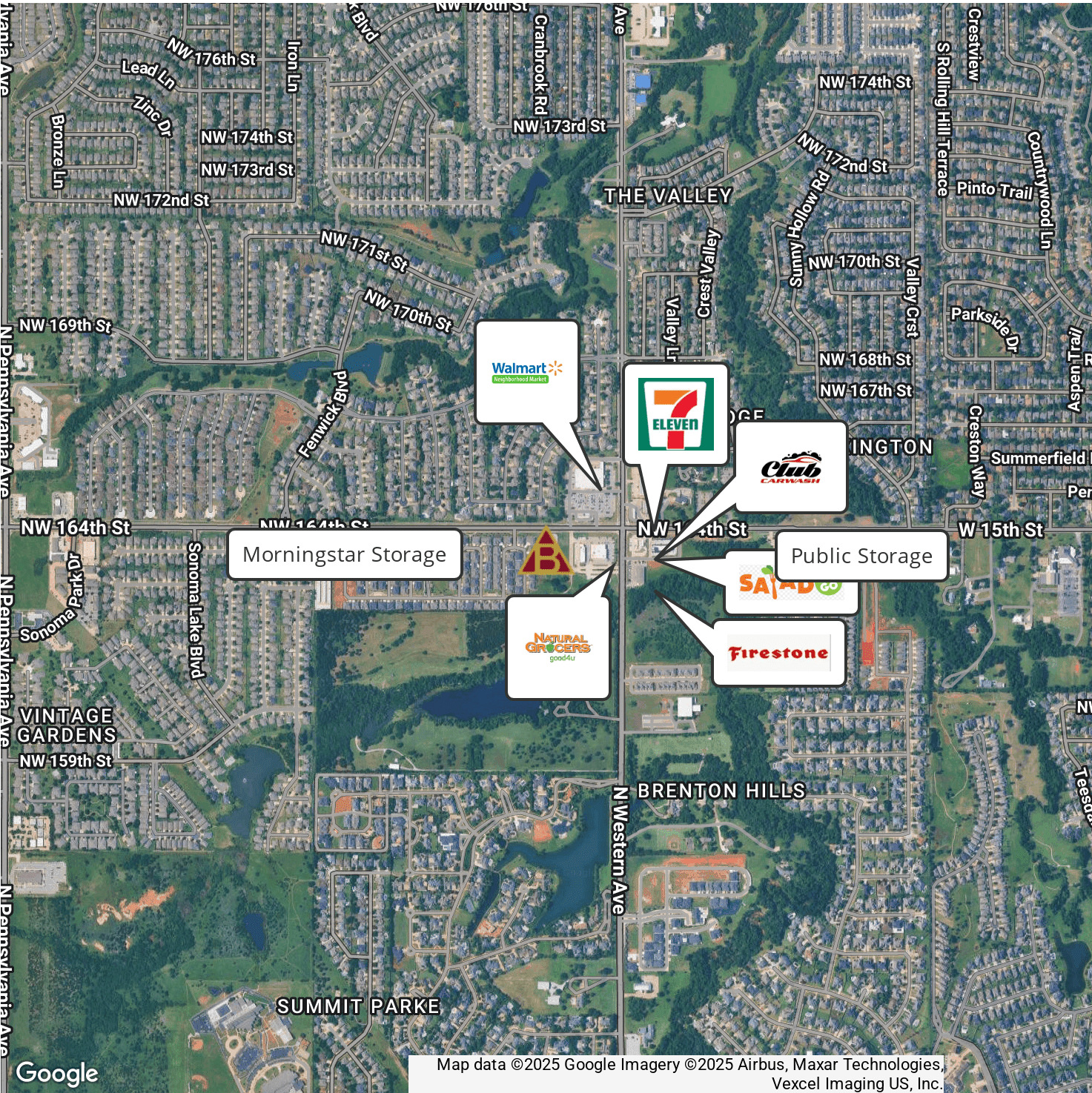
MONICA FEIERABEND

918.327.9182

MONICA@BANTAPROPERTYGROUP.COM



EDMOND, OK 73013



GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

ANNA FRESONKE

405.535.8156

ANNA@BANTAPROPERTYGROUP.COM

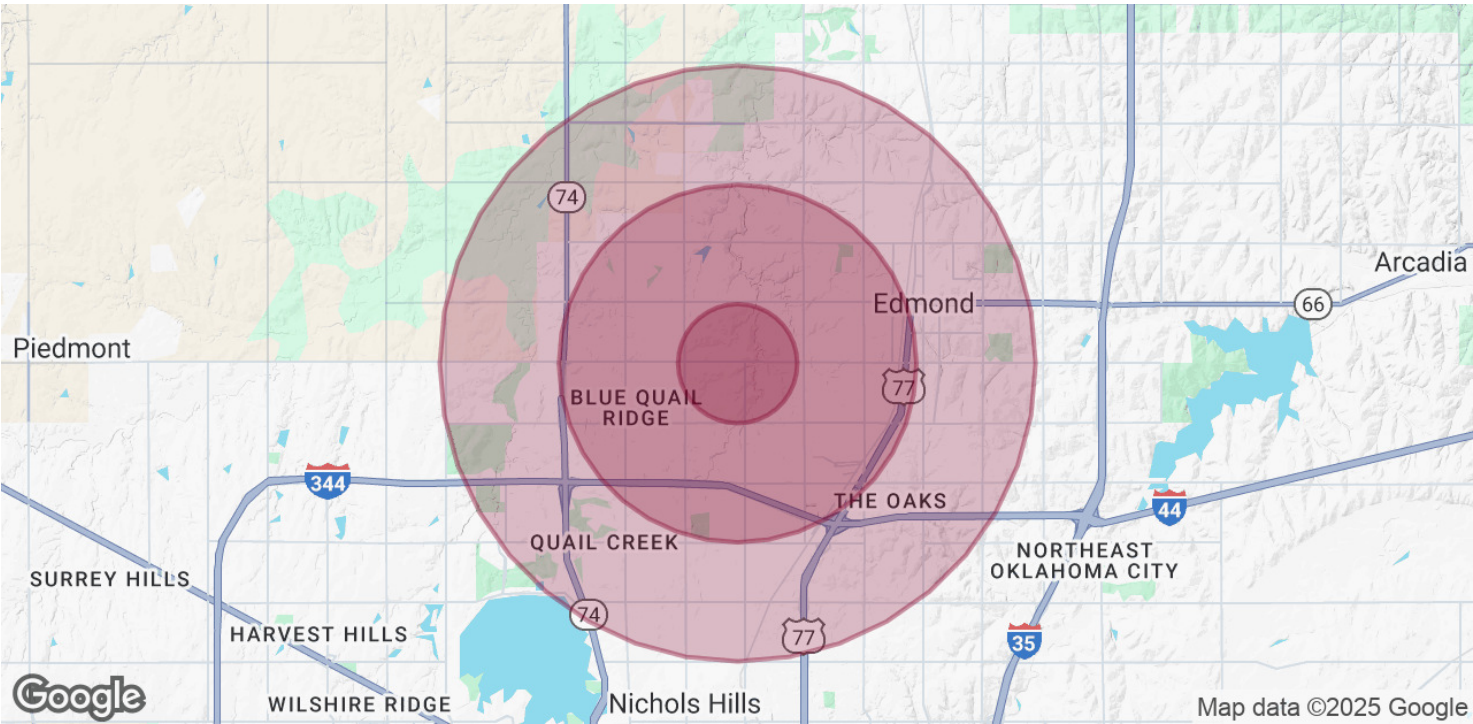
MONICA FEIERABEND

918.327.9182

MONICA@BANTAPROPERTYGROUP.COM



EDMOND, OK 73013



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