

Arcadia Development Land | 220 Acres

For Sale

N Post Road & E Coffee Creek Road, Arcadia, OK 73007



Price Per Acre: \$65,000 / Acre | Sale Price: \$14,300,000

Phillip Mazaheri, CCIM

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405.843.7474



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Building Name	Arcadia Development Land
Property Type	Residential Land
Submarket	Edmond / Arcadia
Price	\$14,300,000
Lot Size	220 Acres
Price Per Acre	\$65,000 / Acre

The site presents an excellent opportunity for a land investor and residential developer seeking a versatile site with strong long-term potential. The property offers a clean, open canvas for immediate and future development. The land is located within Edmond Public School District with the second Elementary school being developed in the last five years, east of I-35. Middle school will be completed and planned opening for August 2028 and a future High School site located just 1.5 miles from the site.

- Edmond School District (#2 Best School District in Oklahoma) - Ranks top 2% of school districts nationwide
- Approx. 4-acre pond on a natural stream
- State-of-the-art horse stable and equestrian training facilities formerly built by E.K. Gaylord II (to be priced separately)
- Gated entry with two access points
- Main drive surrounded by mature treescape
- Ideal for investors seeking a long-term hold strategy
- Open site suitable for immediate development
- Manageable parcel for efficient planning and design
- Rare opportunity to control a large tract of land in the growing Arcadia market

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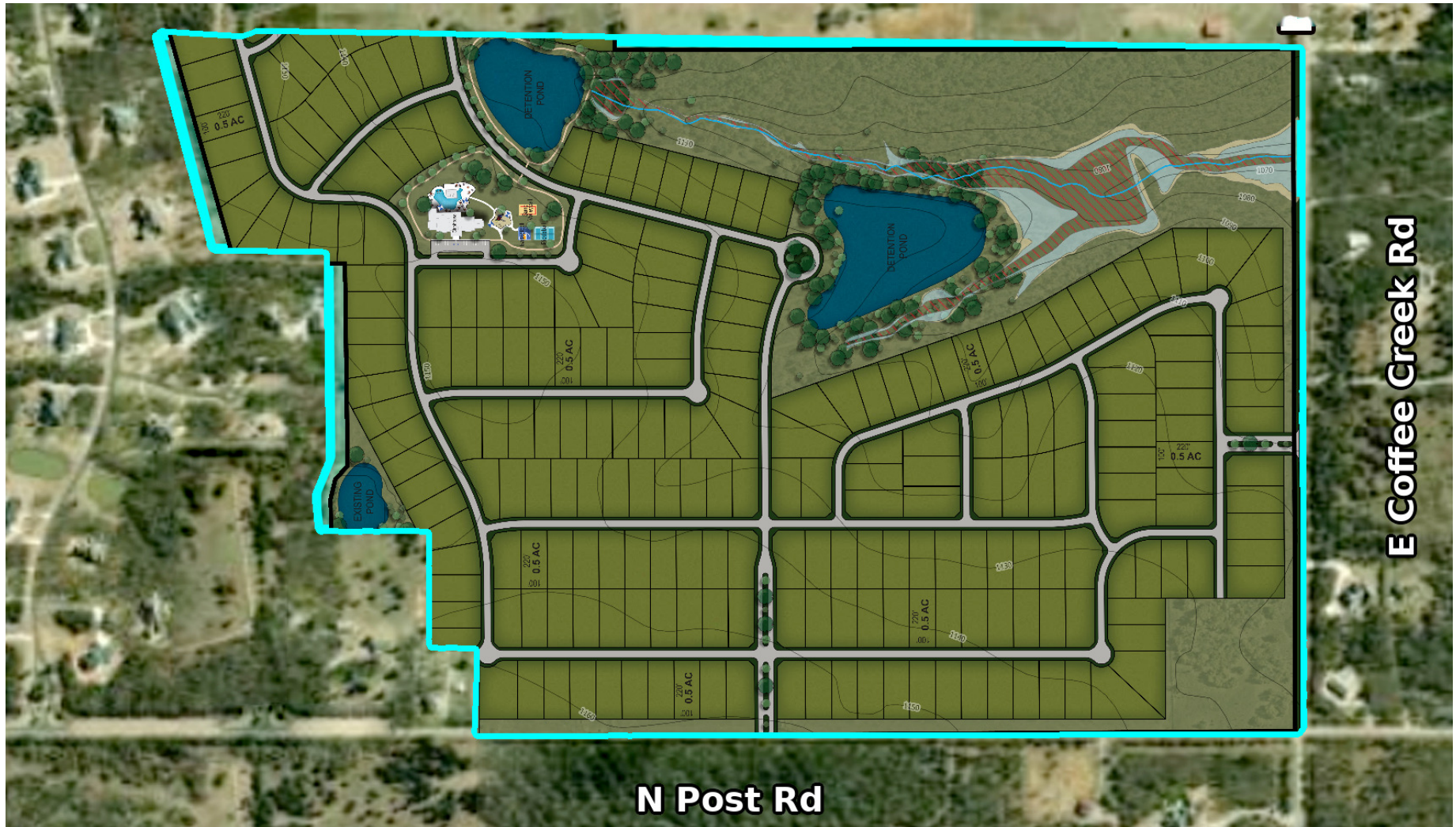


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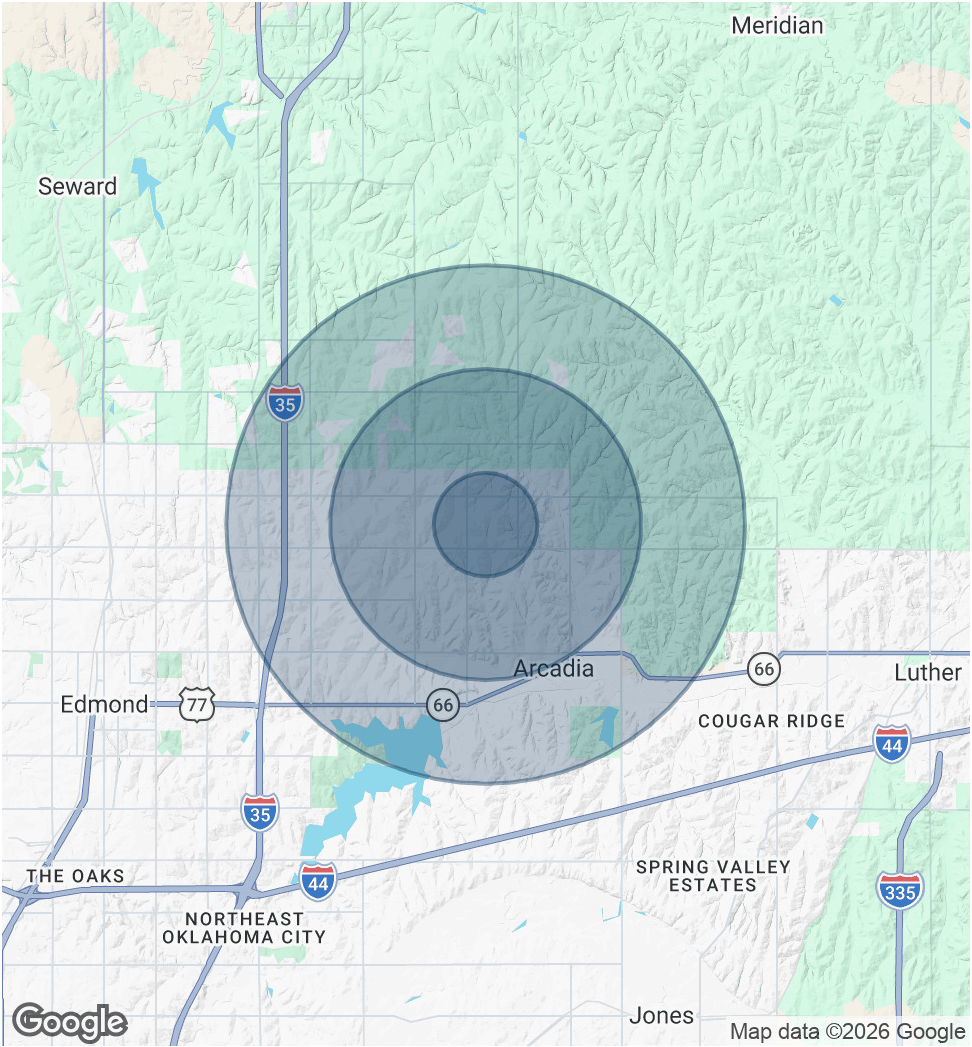
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Population	1 Mile	3 Miles	5 Miles
Total Population	671	6,518	16,000
Average Age	38.3	41.5	42.5
Average Age (Male)	39.0	41.9	42.4
Average Age (Female)	38.3	42.0	42.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	233	2,228	5,697
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$190,067	\$187,732	\$182,966
Average House Value	\$549,268	\$471,510	\$455,852

2023 American Community Survey (ACS)



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