

# THE LANDING

WATERLOO

## DEVELOPMENT BROCHURE



**CAT**  
Coming Soon

**BALANCE**  
Coming Soon

**Wendy's**  
**TACO BELL**  
**BRAUM'S**  
Coming Soon

**Starbucks**  
Coming Soon

**JACK'S**  
Coming Soon

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



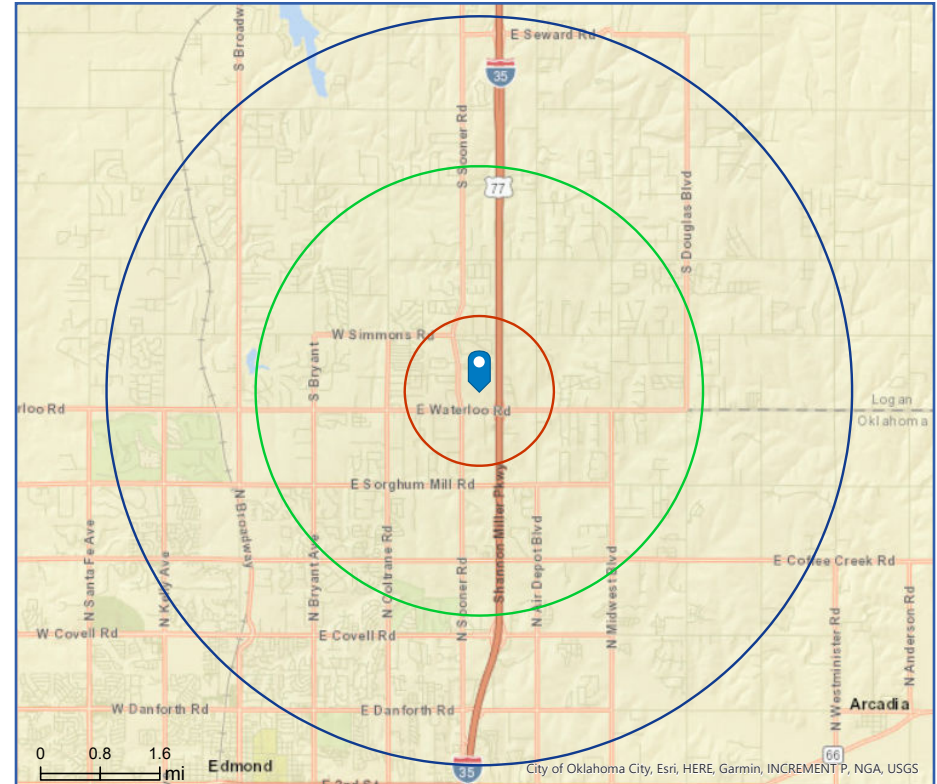
## Property Overview

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

E Waterloo Rd: 6,300 VPD (OKDOT 2021)

I-35 (South of Waterloo): 68,000 VPD (OKDOT 2021)

## Demographic Snapshot – 1,3,5 Mile Rings

	2022 POPULATION	DAYTIME POP.	AVG HH INCOME
3 Mile:	14,712	10,263	\$147,890
5 Mile:	50,141	33,552	\$167,119
10 Mile:	186,704	158,165	\$131,290







