

FOR SALE

EDMOND LAND SITE • 1.86 ACRES



PURCHASE PRICE: \$650,000

533 S STATE ST, **EDMOND, OK**

PRIME STUDENT HOUSING OR MIXED-USE
OPPORTUNITY IN THE HEART OF EDMOND



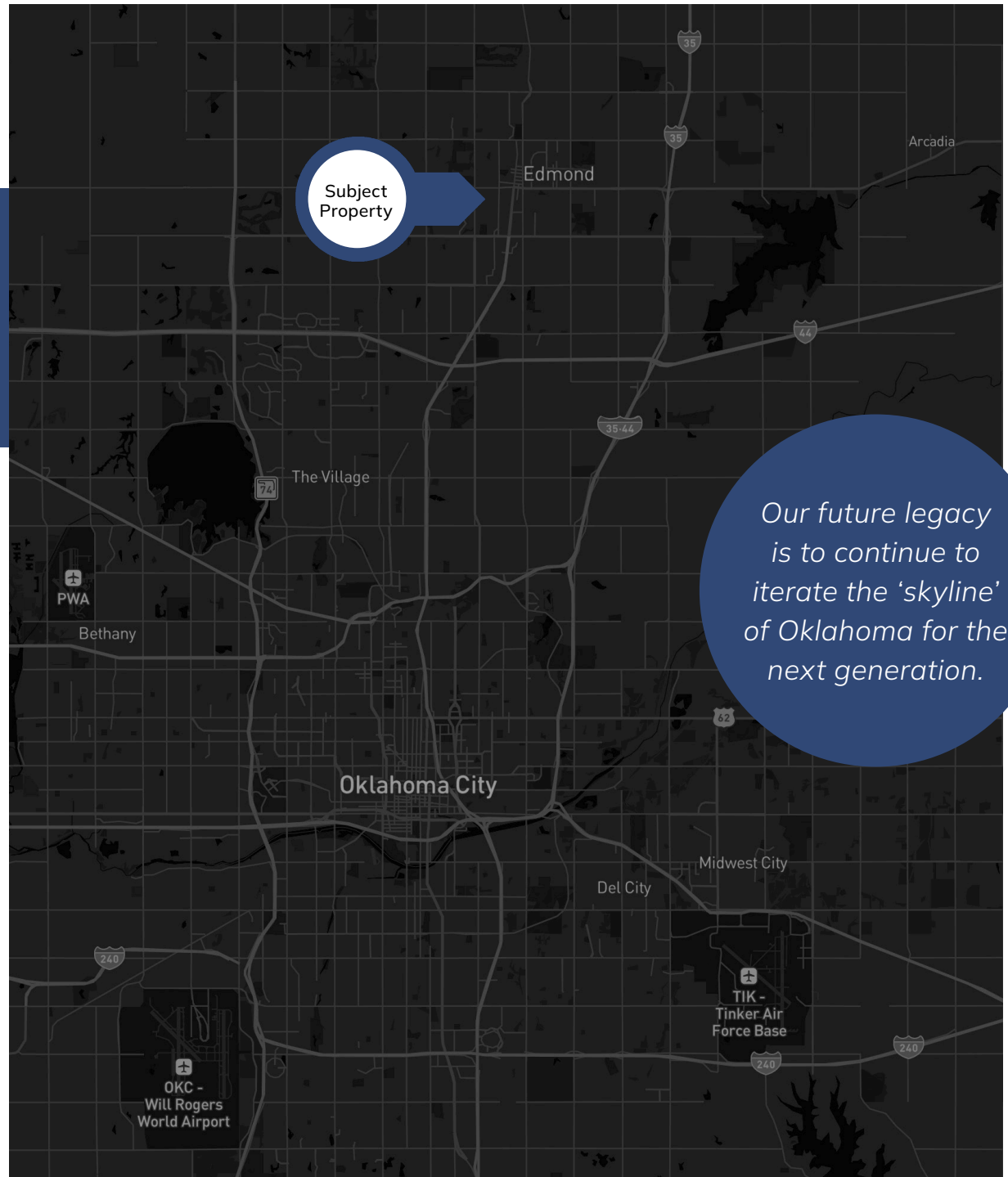
EXCLUSIVELY LISTED BY

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*Our future legacy
is to continue to
iterate the 'skyline'
of Oklahoma for the
next generation.*

Purchase Price
\$650,000

Development Site
533 S State St
Edmond, OK

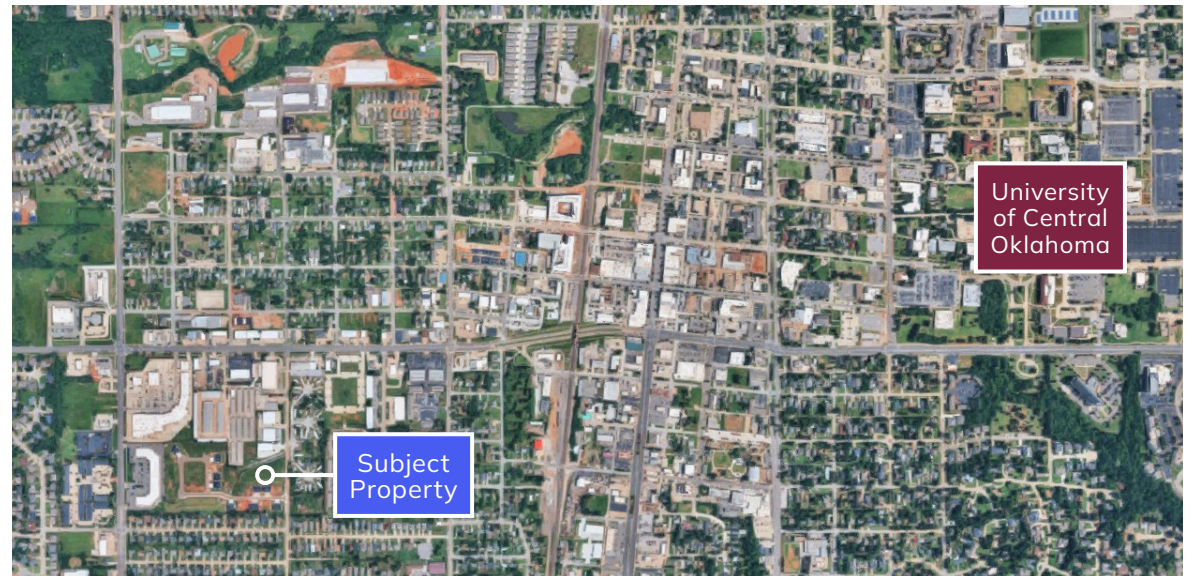
Buyer to handle specific Edmond
process (See Broker)
ENTITLEMENTS

Generally Level / Ready for
Development
TOPOGRAPHY

C-3 (High Intensity Commercial)
ZONING

1.86 Acres (Gross)
SITE

EXECUTIVE SUMMARY



STRATEGIC UCO DISTRICT LOCATION

Located nearby the University of Central Oklahoma, this +/- 1.86-acre site is perfectly positioned to capture the demand of a 12,000+ student population. The site sits in a dense, infill corridor with high barriers to entry, offering a rare “blank canvas” for development.

ZONING & ENTITLEMENTS

The property is currently zoned C-3, providing a broad range of commercial possibilities. Note: While the site is zoned C-3, the Buyer will be responsible for handling the specific entitlement process required by the City of Edmond for their intended use.

INVESTMENT POTENTIAL

With Edmond’s residential market tightening and student enrollment remaining steady, this site offers immediate potential for purpose-built student housing, multifamily, or mixed-use retail development. No demolition is required—the site is graded and ready for your vision.

LOCATION HIGHLIGHTS

CENTRAL CONNECTIVITY

Nearby access to E 2nd St (Route 66), connecting efficiently to I-35 (±3 miles east) and Downtown Edmond (±1/4 mile east).

TIGHT RESIDENTIAL MARKET

Edmond continues to see low housing inventory and rising rents, supporting the feasibility of new multifamily or mixed-use construction.

WALKABLE AMENITIES

The site is nearby fast-casual dining, coffee shops, and service retail catering to the university demographic.





MARKET SNAPSHOT

From Subject Property	1 mile	3 miles	5 miles
2024 Population	11,502	79,540	332,180
2024 Households	4,981	31,320	135,010
Renter Occupied Households	2,780	12,528	50,804
Avg HH Income	\$71,743	\$101,142	\$106,639
Median HH Income	\$58,533	\$76,758	\$78,539
Median Age	33.8	35.4	37.3



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