

# 105 AC @ N ROCKWELL & 234TH ST.



## PROPERTY DESCRIPTION

The property consists of ±105 acres located at N Rockwell Rd and NW 234th St in Edmond, zoned R-2 for residential development. The site features flat topography suitable for large-scale subdivision or phased residential development. The size of the tract allows for multiple development strategies, including lot splits or master-planned residential use. The property is positioned in North Edmond within proximity to ongoing residential growth and expansion.

## PROPERTY HIGHLIGHTS

- 105 AC
- Topography: Flat
- Land Use: Residential
- Water via Well or Deer Creek Water Corp.

## OFFERING SUMMARY

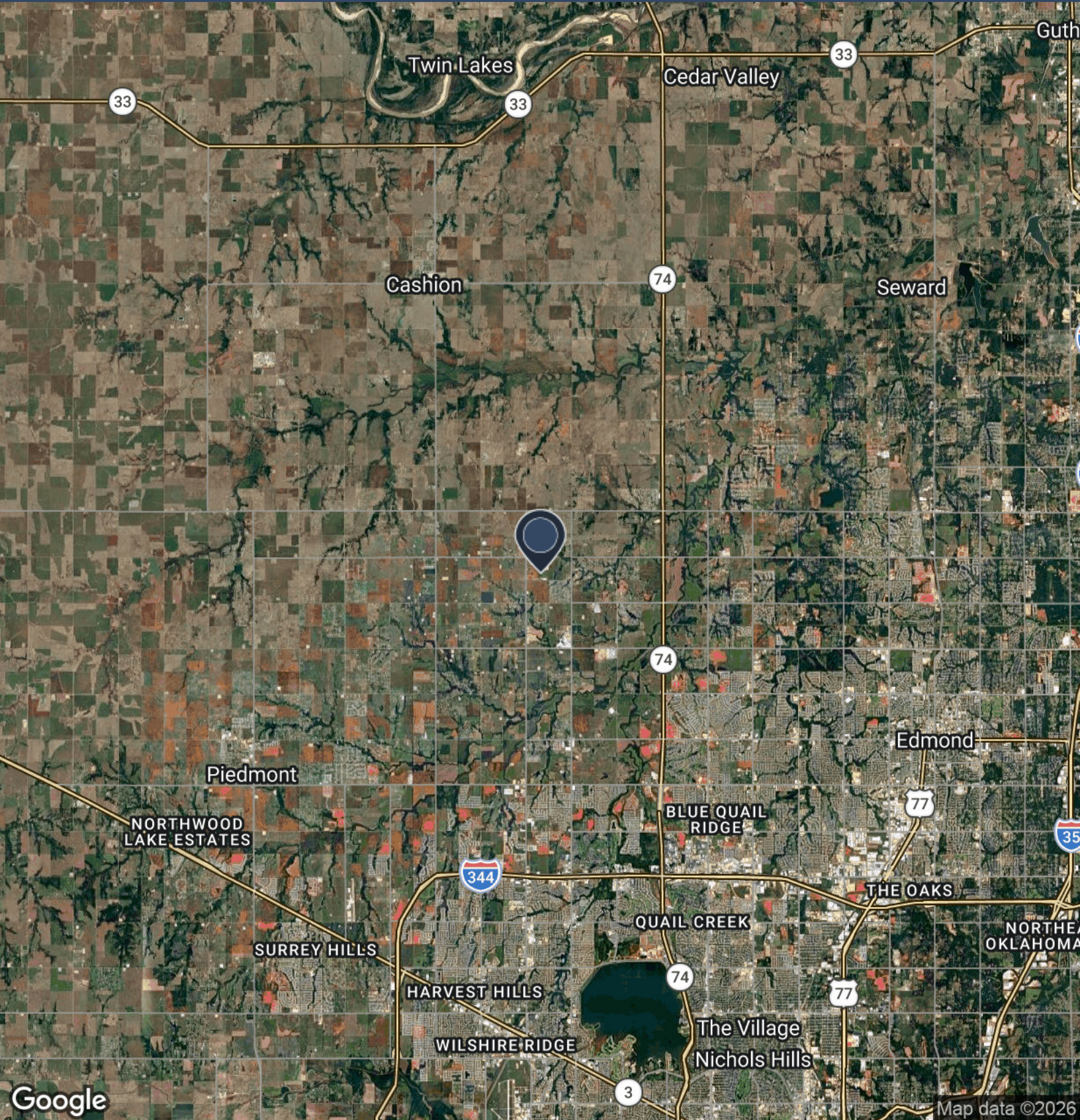
Sale Price:	\$2,100,000
Lot Size:	105 Acres
Price / AC:	\$20,000
Topography:	Flat
Zoning:	R-2

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	859	6,091	24,880
Total Population	2,715	18,706	71,971
Average HH Income	\$160,158	\$167,591	\$150,416

## CHANDLER MOREAU

Owner / Managing Broker  
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# LOCATION MAP

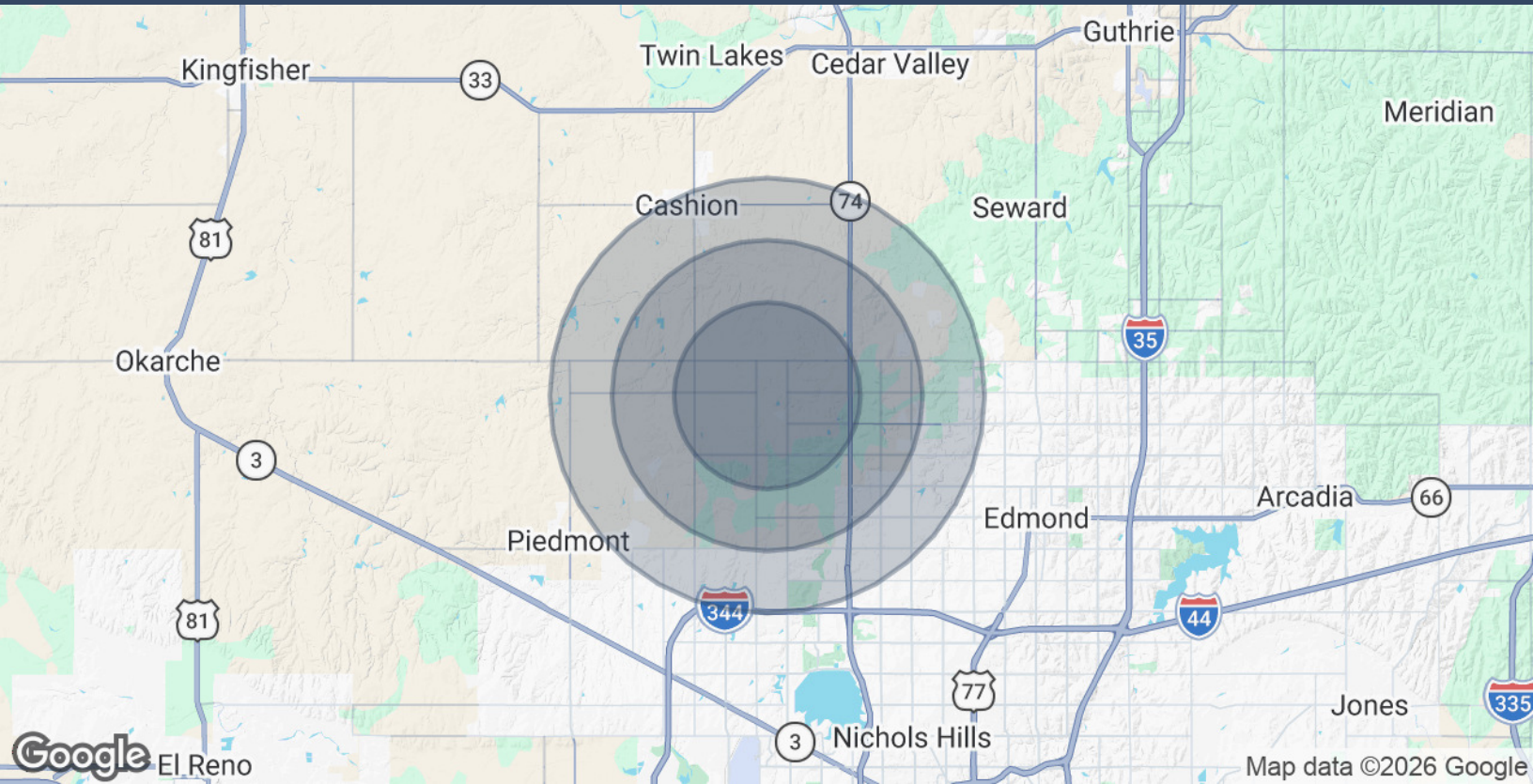


Google

Map data ©2026

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# DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	2,715	18,706	71,971
Average Age	37	34	36
Average Age (Male)	37	34	35
Average Age (Female)	38	35	36
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	859	6,091	24,880
# of Persons per HH	3.2	3.1	2.9
Average HH Income	\$160,158	\$167,591	\$150,416
Average House Value	\$518,419	\$462,459	\$409,536

*Demographics data derived from AlphaMap*

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