

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	12,680 SF
Lot Size:	2.5 Acres MOL
Year Built:	2023/2024
Zoning:	Unincorporated
Market:	Edmond / North OKC

### PROPERTY OVERVIEW

This industrial property situated in a vibrant community near North Edmond. It features two buildings offering 5,000 and 6,000 square feet of warehouse space, providing versatility for owner-occupants or the opportunity for investors to subdivide the units. Additionally, the property includes a generous yard area measuring approximately 2.5 acres. The entire premises is securely fenced and gated for enhanced protection.

The 1,680 square foot office space is being renovated and boasts modern amenities and comprises three offices, two full bathrooms, a kitchen, and a laundry/storage room.

### PROPERTY HIGHLIGHTS

- 4 - 14' Grade level doors
- 3 Phase / 2400 Amps
- 16' Clear height with insulated warehouse space
- 11,000 SF warehouse space & 1,680 SF office space
- Large lot / yard with excess land (fenced and gated yard) and room to build

JOHNNY STRADAL

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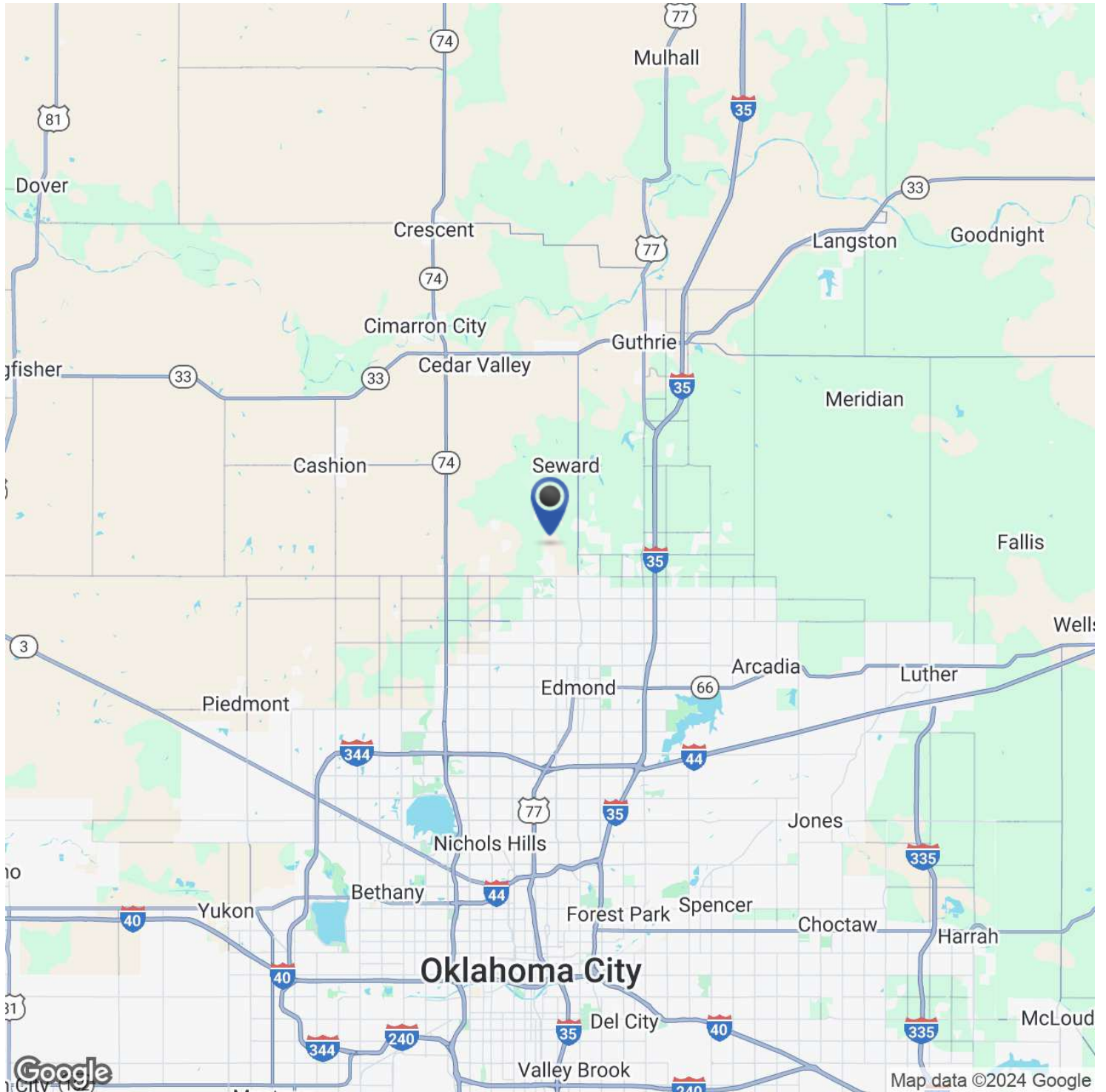
## ADDITIONAL PHOTOS



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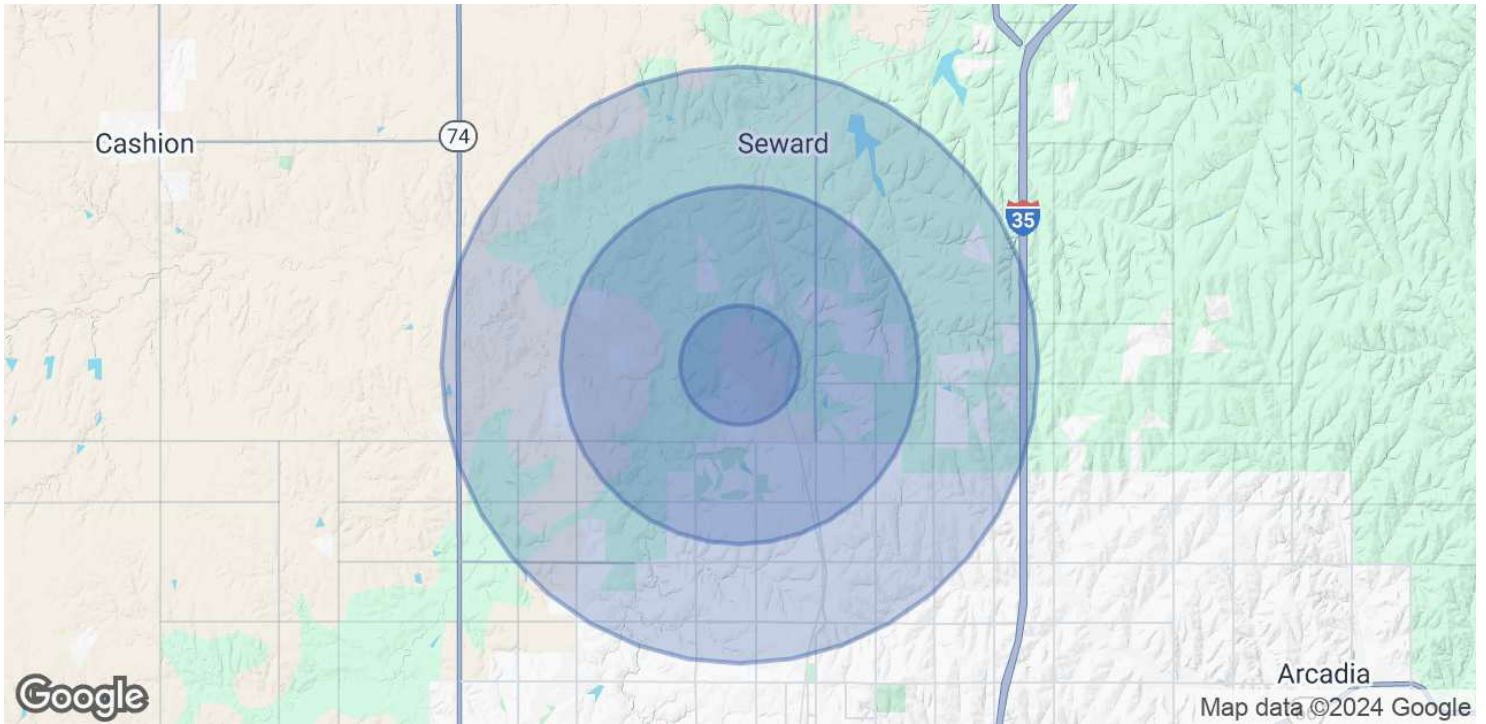
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,245	16,723	45,913
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	680	5,411	15,523
# of Persons per HH	3.3	3.1	3
Average HH Income	\$247,528	\$203,974	\$170,035
Average House Value	\$497,107	\$475,586	\$449,417

Demographics data derived from AlphaMap

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