

WATERLOO RD. & PENNSYLVANIA AVE

Downtown OKC



PROPERTY DESCRIPTION

Situated in the coveted North Edmond area, this outstanding property presents a prime opportunity for land developers. Boasting a strategic location with access off two major roadways, the site offers exceptional visibility and accessibility. Its expansive size and versatile zoning make it ideal for a range of development possibilities, while the thriving North Edmond market ensures a strong foundation for future growth. With its desirable positioning and ample space for customization, this property is a compelling prospect for investors seeking a strategic foothold in a high-potential market.

PROPERTY HIGHLIGHTS

- Hard Corner
- Great investment for future development
- Surrounded by several neighborhood developments

OFFERING SUMMARY

Sale Price:	\$1,000,000
Price / AC	\$100,000
Lot Size:	10 AC
Zoning:	R-2
Future Land Use:	Commercial
Topography:	Flat

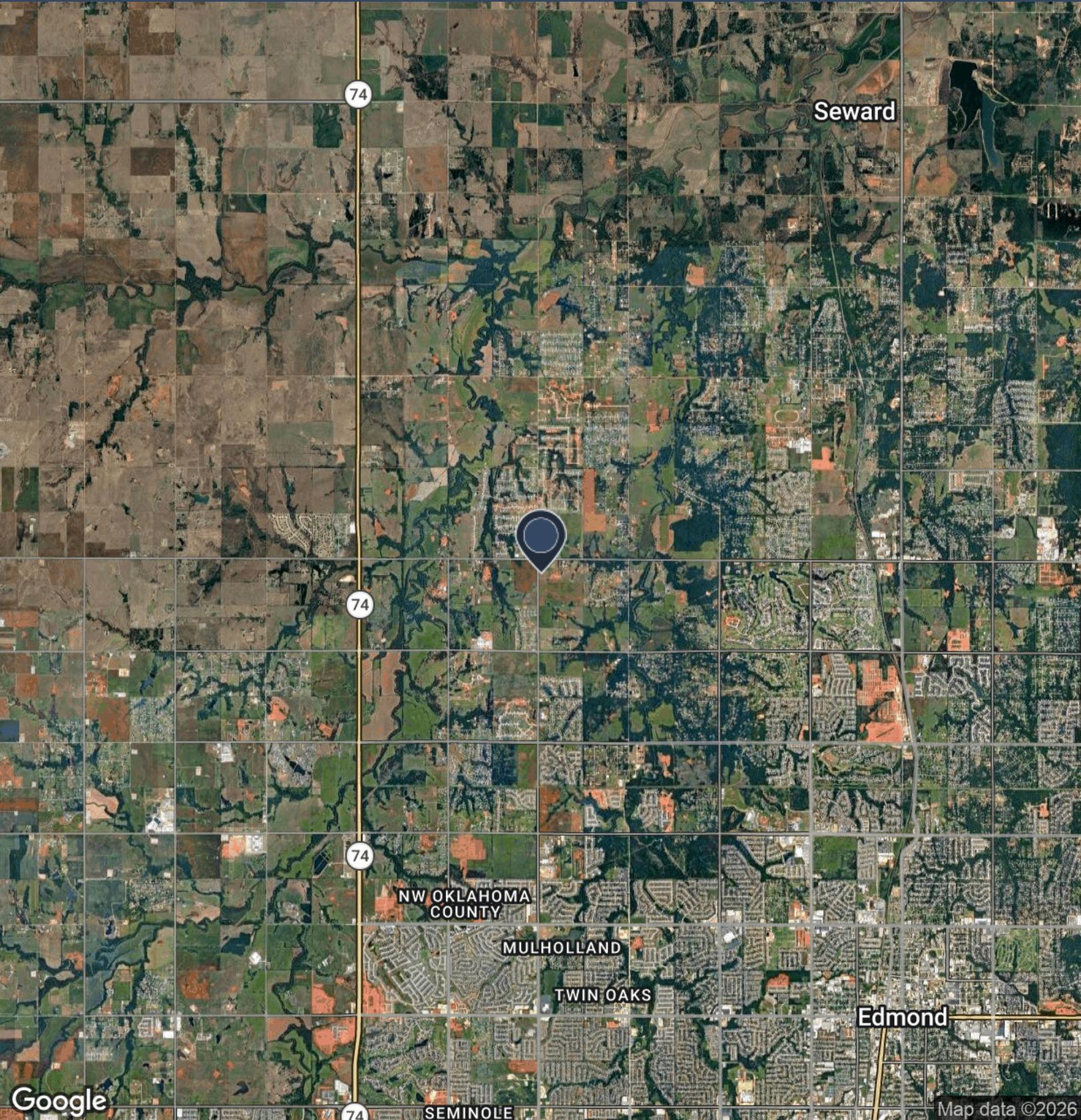
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	267	3,963	16,413
Total Population	860	12,536	49,203
Average HH Income	\$176,630	\$182,379	\$164,302

CHANDLER MOREAU

 Owner / Managing Broker
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LOCATION MAP



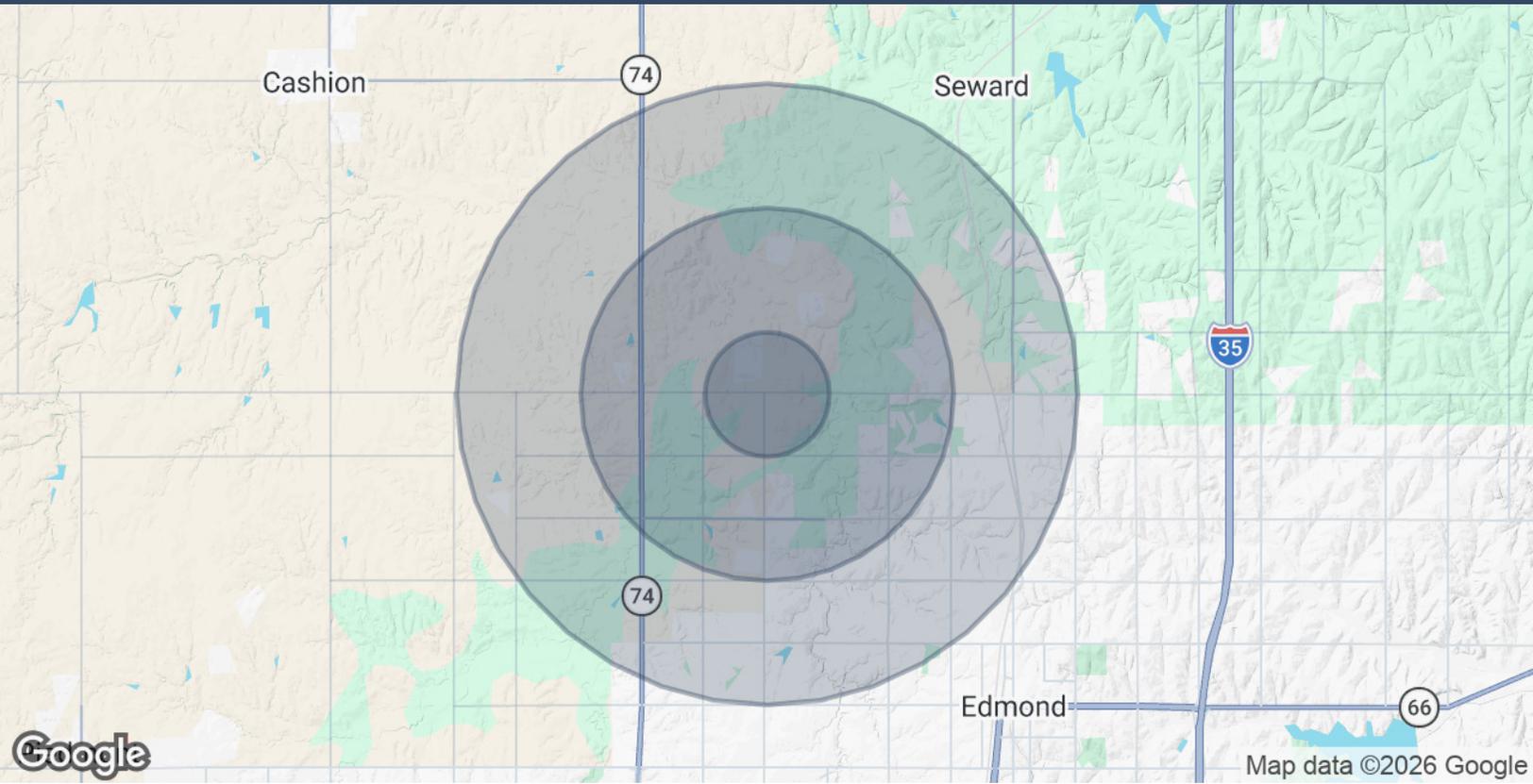
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	860	12,536	49,203
Average Age	37	38	37
Average Age (Male)	37	37	37
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	267	3,963	16,413
# of Persons per HH	3.2	3.2	3
Average HH Income	\$176,630	\$182,379	\$164,302
Average House Value	\$449,097	\$478,656	\$429,772

Demographics data derived from AlphaMap

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