

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	7.03 Acres
Price / Acre:	\$355,619 (\$8.16/SF)
Zoning:	E-3 (Restr. Light Industrial)

PROPERTY OVERVIEW

Situated near the heart of Edmond, this land is perfectly positioned to serve nearly 100,000 residents. With E-3 Industrial zoning, it offers a diverse range of possibilities for businesses looking to establish a strong presence in the community. Don't miss out on this exceptional opportunity!

PROPERTY HIGHLIGHTS

- Utilities to Site
- Conceptual site plans available
- Flat topography for easy development
- Potential for both North and South access (Site can connect to dedicated public streets (Garage Dr. & Sonic Dr.).

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LOCATION MAP

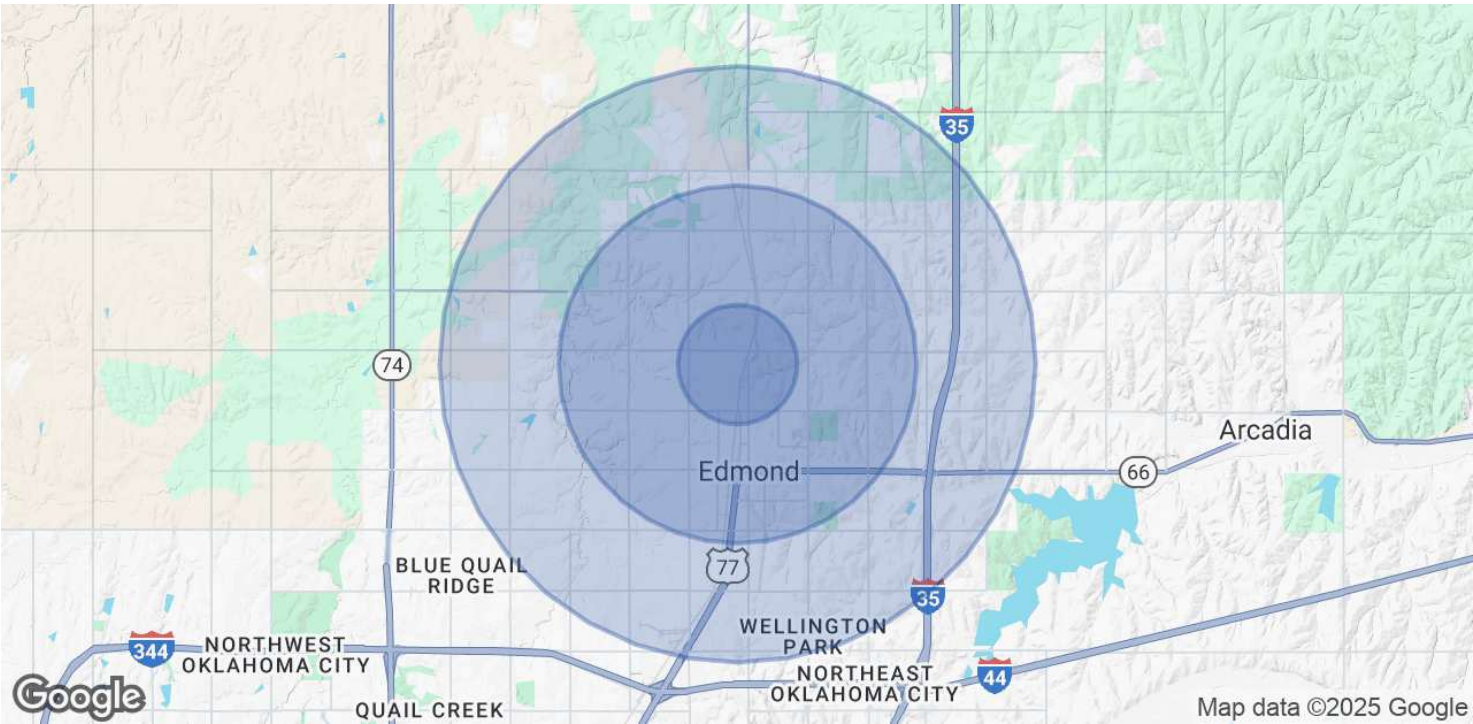


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,341	67,133	139,600
Average Age	42	39	38
Average Age (Male)	40	37	37
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,734	26,136	52,269
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$113,337	\$129,468	\$137,518
Average House Value	\$354,037	\$360,328	\$372,945

Demographics data derived from AlphaMap

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