

FOR SALE

COMMERCIAL

CITY
MALL



PEDMONT
SCHOOL
DLS

NW 178TH AND PIEDMONT ROAD LAND

NW 178TH AND PIEDMONT ROAD, PIEDMONT, OK
73078

Piedmont
Elementary School
Middle School
of Piedmont

www.BantaPropertyGroup.com



BANTA

Property Group

BANTA PROPERTY GROUP, LLC
405.840.1600
BANTAPROPERTYGROUP.COM
308 SW 25TH, OKLAHOMA CITY, OK 73109

GREG BANTA
405.840.1600
GBANTA@THEBANTACOMPANIES.COM

NW 178TH AND PIEDMONT ROAD LAND

NW 178TH AND PIEDMONT ROAD, PIEDMONT, OK 73078



OFFERING SUMMARY

Sale Price:	\$5.00 - \$9.00 / SF
Lot Size:	35 Acres
Price / Acre:	\$217,800
Zoning:	PUD

PROPERTY OVERVIEW

Piedmont, OK is a fast growing community just minutes from Oklahoma City. The property is located on the two main streets of Piedmont with land fronting Piedmont Road and NW 178th. The land fronts a 200 acre residential development that has over 300 new homes planned with numerous homes already sold and several under construction. The property on Piedmont Road is directly across from the public schools and sports complex.

PROPERTY HIGHLIGHTS

- Main Corridor thru Piedmont.
- Across from School and sports complex.

NW 178TH AND PIEDMONT ROAD LAND

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COMMERCIAL LAND FOR SALE

1 1.2 - 7.20 ACRES
2 6.439 ACRES (Pending)
3 4.454 ACRES
4 5.2 ACRES
5 8.22 ACRES
6 2 ACRES

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OF LOTS - | TOTAL LOT SIZE 1.16 - 8.22 ACRES | TOTAL LOT PRICE \$5.0 - \$9.0 / SF | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	Parcel 1 - Lot 1			Retail	1.16 Acres	\$9.00 / SF	PUD
Available	Parcel 1 - Lot 2			Retail	1.16 Acres	\$9.00 / SF	PUD
Available	Parcel 1 - Lot 3			Retail	1.25 Acres	\$9.00 / SF	PUD
Available	Parcel 1 - Lot 4			Office	3.654 Acres	\$5.00 / SF	PUD
Pending	Parcel 2			Multifamily	6.439 Acres	\$3.00 / SF	PUD
Available	Parcel 3			Office	4.454 Acres	\$5.00 / SF	PUD
Available	Parcel 4			Retail	5.2 Acres	\$5.00 / SF	PUD
Available	Parcel 5			Retail	8.22 Acres	\$5.00 / SF	PUD
Available	Parcel 6			Retail	2 Acres	\$5.00 / SF	PUD

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Piedmont OK Founders Day Celebration



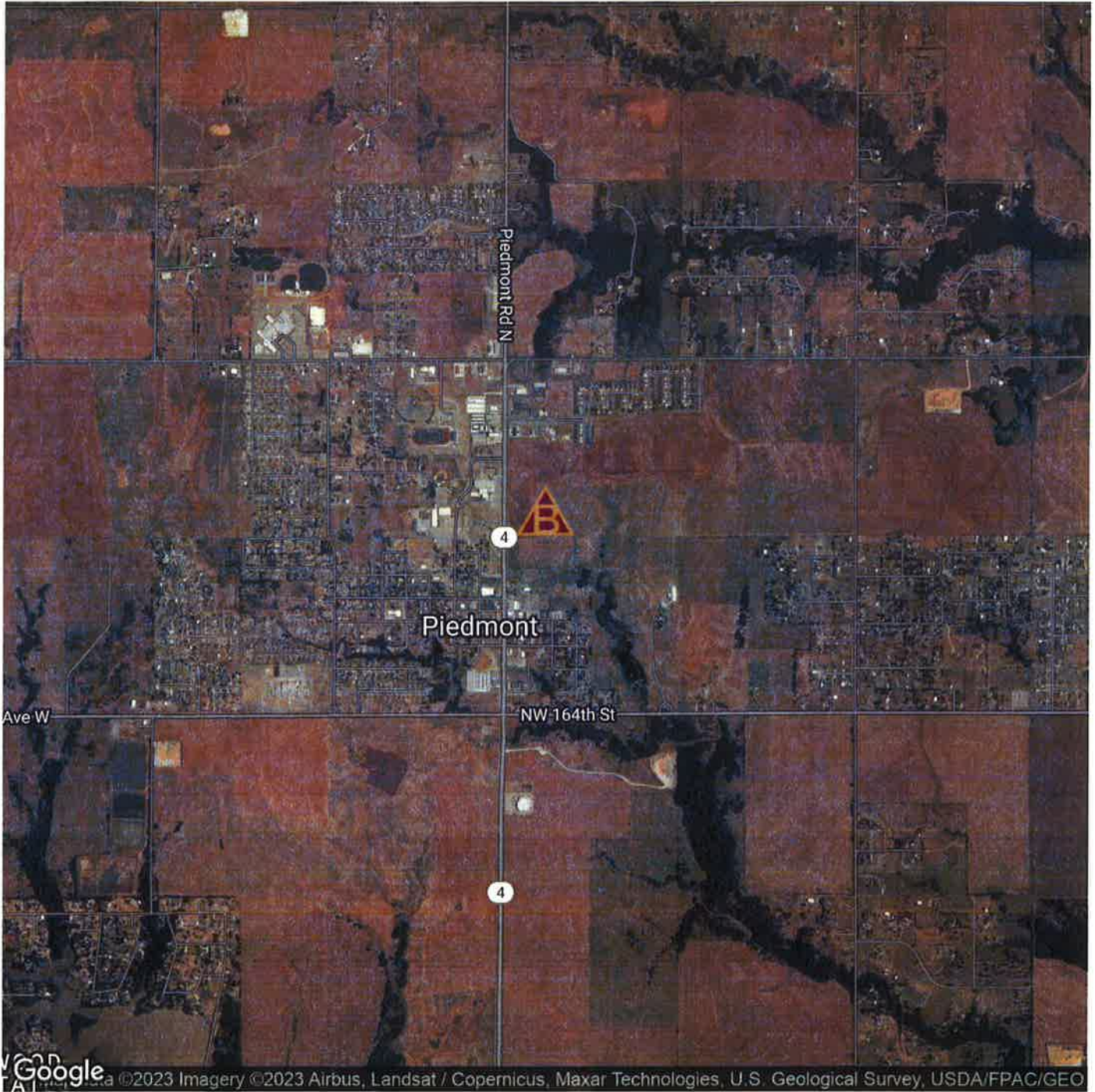
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NW 178TH AND PIEDMONT ROAD LAND

NW 178TH AND PIEDMONT ROAD, PIEDMONT, OK 73078

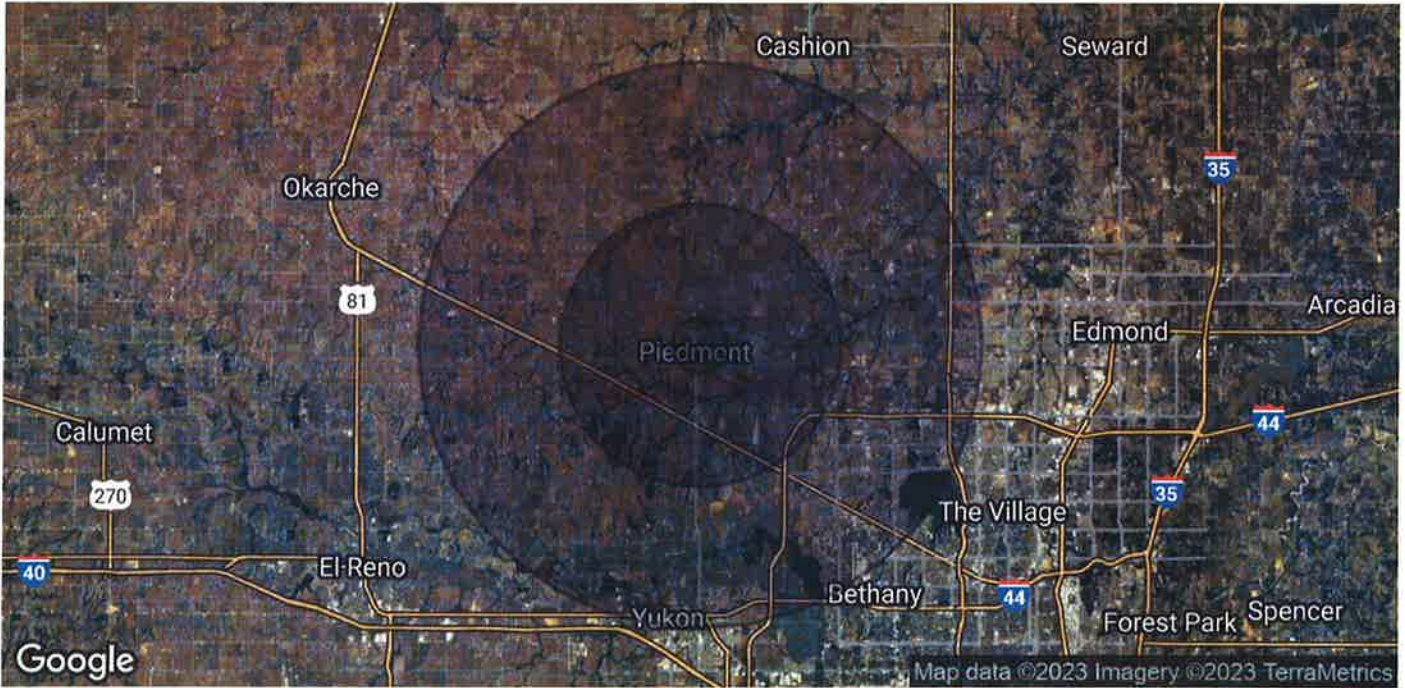


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NW 178TH AND PIEDMONT ROAD LAND

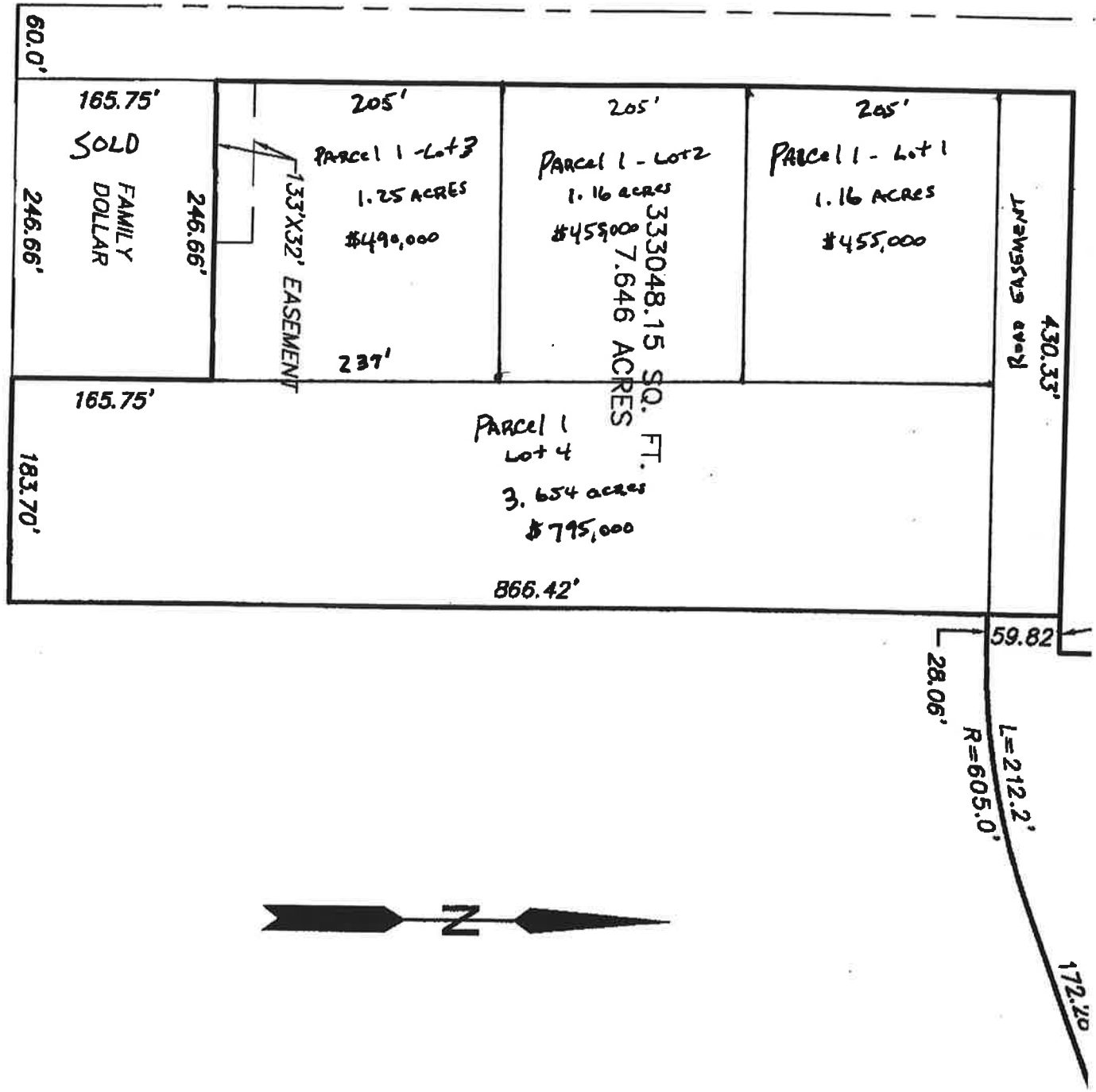
NW 178TH AND PIEDMONT ROAD, PIEDMONT, OK 73078



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	288	6,801	94,093
Average Age	36.4	36.5	38.0
Average Age (Male)	37.4	37.7	36.6
Average Age (Female)	35.9	35.9	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	100	2,376	36,921
# of Persons per HH	2.9	2.9	2.5
Average HH Income	\$97,710	\$98,195	\$83,049
Average House Value	\$226,482	\$221,387	\$187,192

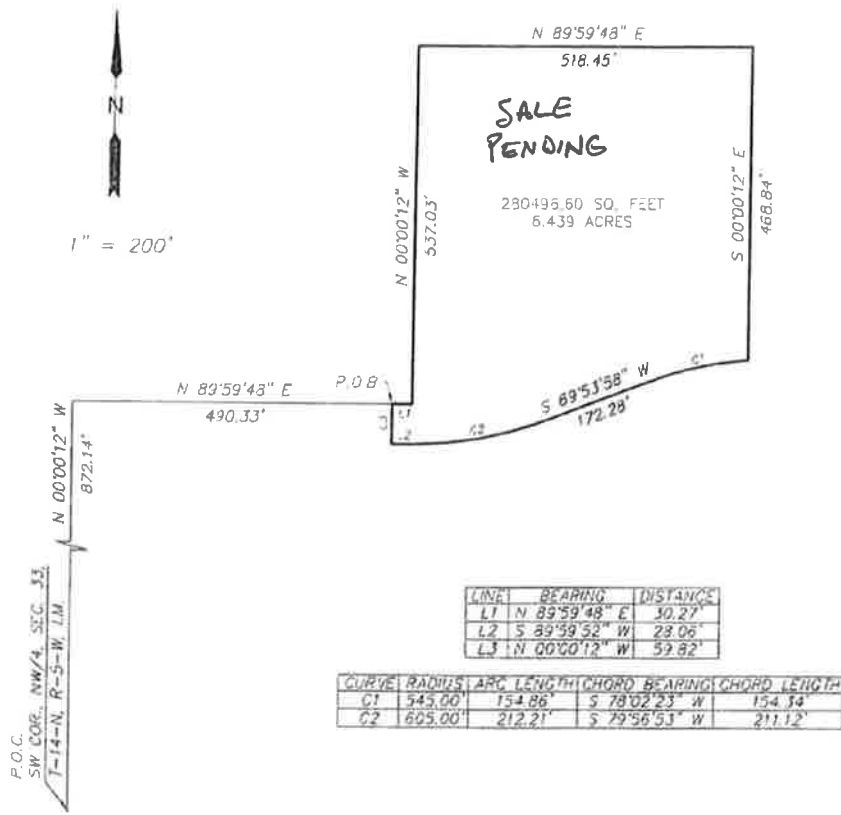
* Demographic data derived from 2020 ACS - US Census

PIEDMONT ROAD



BOUNDARY EXHIBIT

Parcel 2



LINE	BEARING	DISTANCE
L1	N 89°59'48" E	30.27'
L2	S 89°59'52" W	28.06'
L3	N 00°00'12" W	59.82'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	545.00'	154.86'	S 78°02'23" W	154.34'
C2	605.00'	212.21'	S 79°56'53" W	211.12'

LEGAL DESCRIPTION

Legal description prepared by Ryan R. Doudican, R.P.L.S. 1591, 2/13/18. Basis of bearing N 00°00'12" W along the West line of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:
 COMMENCING at the Southwest corner of said Northwest Quarter (NW/4);
 Thence N 00°00'12" W along the West line of said Northwest Quarter (NW/4), a distance of 872.14 feet;
 Thence N 89°59'48" E a distance of 490.33 feet to the POINT OF BEGINNING;
 Thence continuing N 89°59'48" E a distance of 30.27 feet;
 Thence N 00°00'12" W a distance of 537.03 feet;
 Thence N 89°59'48" E a distance of 518.45 feet;
 Thence S 00°00'12" E a distance of 468.84 feet;
 Thence on a curve to the left with an arc length of 154.86 feet, a radius of 545.00 feet, a chord bearing of S 78°02'23" W and a chord length of 154.34 feet;
 Thence S 69°53'58" W a distance of 172.28 feet;
 Thence on a curve to the right with an arc length of 212.21 feet, a radius of 605.00 feet, a chord bearing of S 79°56'53" W and a chord length of 211.12 feet;
 Thence S 89°59'52" W a distance of 28.06 feet;
 Thence N 00°00'12" W a distance of 59.82 feet to the POINT OF BEGINNING

Said tract having an area of 280496.60 Square Feet, 6.439 Acres, more or less.

TRACT 4

OKLAHOMA SURVEY CO

12509 S. 71ST EAST AVE. BIXBY, OK 74008
 (405) 821-5656 CA#4717 EXP. 30 JUNE 2019

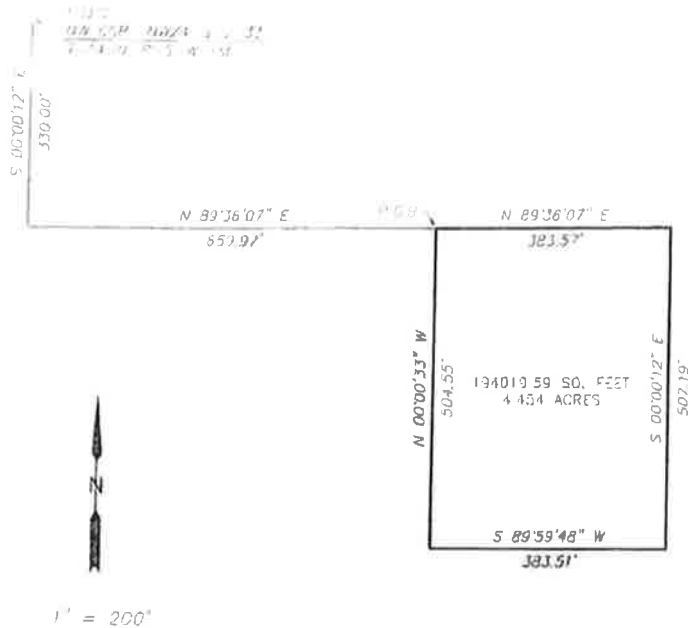
BOUNDARY EXHIBIT
 PART OF NW/4, SEC. 33,
 T-14-N, R-5-W, 1/4,
 CANADIAN COUNTY
 OKLAHOMA

SCALE 1"=200'
 DATE: 2/13/2018
 SHEET 1 OF 1
 PROJECT NO. 1519

This document is a boundary exhibit only and is not a boundary survey.

BOUNDARY EXHIBIT

Parcel 3



LEGAL DESCRIPTION

Legal description prepared by Ryan R. Gaudin, P.P.L.S. 1591, 2/13/18. Basis of bearing N 89°36'07" E along the North line of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Northwest corner of said Northwest Quarter (NW/4); Thence S 00°00'12" E along the West line of said Northwest Quarter (NW/4), a distance of 310.00 feet; Thence N 89°36'07" E a distance of 659.97 feet to the POINT OF BEGINNING, said point being the Southwest corner of the recorded plat of CORNMAN PROPERTIES NO. 1; Thence N 89°36'07" E along the South line of the recorded plat of CORNMAN PROPERTIES NO. 1, a distance of 383.57 feet to the Northwest corner of Block One (1) of the recorded plat of AUTUMN CHASE AT TOWN CENTRAL & HAWKS LANDING AT TOWN CENTRAL PHASE I; Thence S 00°00'12" E along the West line of Block One (1) of the recorded plat of AUTUMN CHASE AT TOWN CENTRAL & HAWKS LANDING AT TOWN CENTRAL PHASE I a distance of 507.19 feet to the Southwest corner of said Block One (1); Thence S 89°59'48" W along the North Right-of-Way line of Gooder Simason Boulevard, a distance of 383.51 feet; Thence N 00°00'33" W a distance of 504.55 feet to the POINT OF BEGINNING.

Said tract having an area of 194019.59 Square Feet, 4.454 Acres, more or less.

TRACT 7

OKLAHOMA SURVEY CO

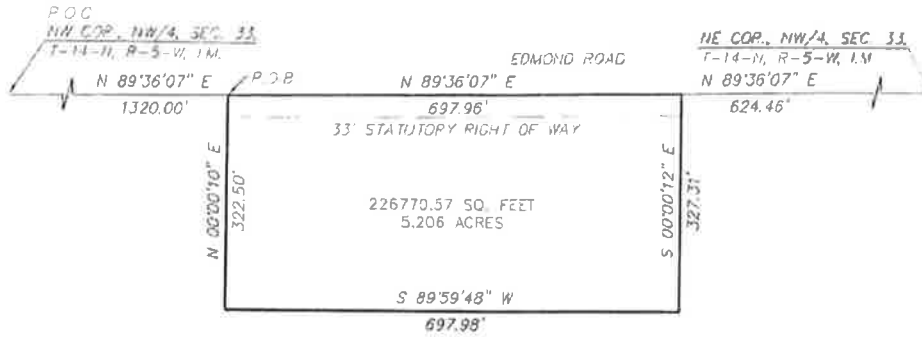
12308 S. 71ST EAST AVE. BLDG. OK 74008
(405) 821-2656 CAB4217 EXP. 30 JUNE 2019

BOUNDARY EXHIBIT PART OF NW/4, SEC. 33, T-14-N, R-5-W, 1/4, CANADIAN COUNTY, OKLAHOMA	SCALE 1"=200' DATE: 2/13/2018 SHEET 1 OF 1 PROJECT NO. 1519
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BOUNDARY EXHIBIT

Parcel 4



1" = 200'

LEGAL DESCRIPTION

Legal description prepared by Ryan R. Doudican, R.P.L.S. 1591, 2/13/18. Basis of bearing N 89°36'07" E along the North line of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:
 COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);
 Thence N 89°36'07" E along the North line of said Northwest Quarter (NW/4), a distance of 1320.00 feet to the POINT OF BEGINNING;
 Thence N 89°36'07" E along the North line of said Northwest Quarter (NW/4), a distance of 697.96 feet;
 Thence S 00°00'12" E a distance of 327.31 feet to the Northeast corner of Block One (1) of the recorded plat of AUTUMN CHASE AT TOWN CENTRAL & HAWKS LANDING AT TOWN CENTRAL PHASE I;
 Thence S 89°59'48" W along the North line of said Block One (1), a distance of 697.98 feet to a point 7.50 feet North of the Southeast corner of the recorded plat of CORNMAN PROPERTIES NO. 1;
 Thence N 00°00'10" E along the East line of the recorded plat of CORNMAN PROPERTIES NO. 1, a distance of 322.50 feet to the POINT OF BEGINNING.

Said tract having an area of 226770.57 Square Feet, 5.206 Acres, more or less.

TRACT 3

OKLAHOMA SURVEY CO

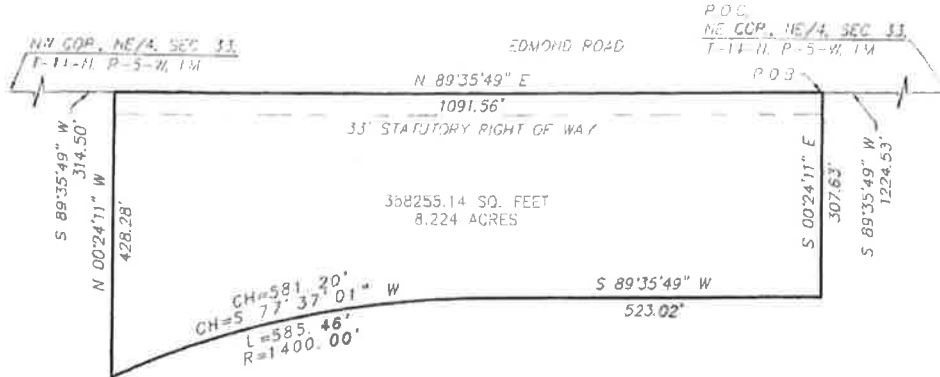
12509 S. 71ST EAST AVE. DIXON, OK 74008
 (405) 821-8658 CA#4717 EXP. 30 JUNE 2019

BOUNDARY EXHIBIT	SCALE 1"=200'
PART OF NW/4, SEC. 33,	DATE: 2/13/2018
T-14-N, R-5-W, I.M.	SHEET 1 OF 1
CANADIAN COUNTY	PROJECT NO. 1519
OKLAHOMA	

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BOUNDARY EXHIBIT

Parcel 5



1" = 200'

LEGAL DESCRIPTION

Legal description prepared by Ryan R. Doudican, R.P.L.S. 1591, 2/13/18. Basis of bearing N 89°35'49" E along the North line of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter (NE/4);
 Thence S 89°35'49" W along the North line of said Northeast Quarter (NE/4), a distance of 1224.53 feet to the POINT OF BEGINNING;
 Thence S 00°24'11" E a distance of 307.63 feet;
 Thence S 89°35'49" W a distance of 523.02 feet;
 Thence on a curve to the left with an arc length of 585.46 feet, a radius of 1400.00 feet, a chord bearing of S 77°37'01" W and a chord length of 581.20 feet;
 Thence N 00°24'11" W a distance of 428.28 feet to a point on the North line of said Northeast Quarter (NE/4);
 Thence N 89°35'49" E along the North line of said Northeast Quarter (NE/4), a distance of 1091.56 feet to the POINT OF BEGINNING.

Said tract having an area of 358255.14 Square Feet, 8.224 Acres, more or less.

TRACT 2

OKLAHOMA SURVEY CO

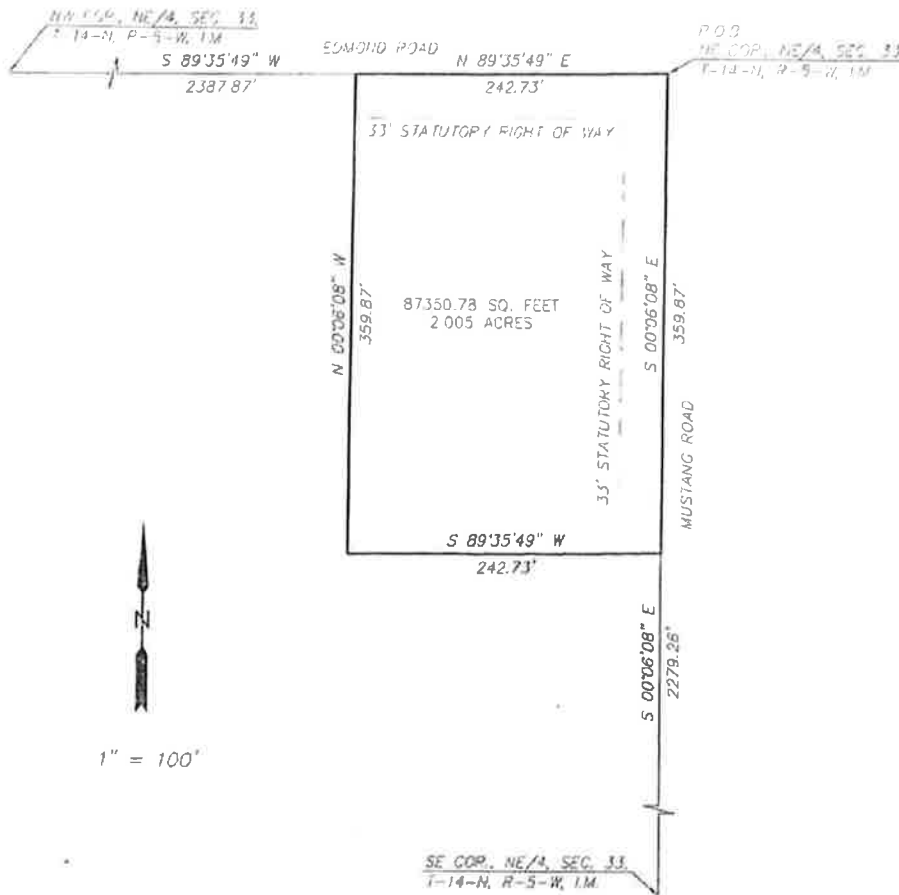
12509 S. 71ST EAST AVE. BIXBY, OK 74008
 (405) 821-5656 CA#4717 EXP. 30 JUNE 2019

BOUNDARY EXHIBIT	SCALE 1"=200'
PART OF NE/4, SEC. 33,	DATE 2/13/2018
T-14-N, R-5-W, I.M.	SHEET 1 OF 1
CANADIAN COUNTY	PROJECT NO. 1519
OKLAHOMA	

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BOUNDARY EXHIBIT

Parcel 6



LEGAL DESCRIPTION

Legal description prepared by Ryan R. Doudican, R.P.L.S. 1591, 2/13/18. Basis of bearing N 89°35'49" E along the North line of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma.

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:
 BEGINNING at the Northeast corner of said Northeast Quarter (NE/4);
 Thence S 00°06'08" E along the East line of said Northeast Quarter (NE/4), a distance of 359.87 feet;
 Thence S 89°35'49" W parallel with the North line of said Northeast Quarter (NE/4), a distance of 242.73 feet;
 Thence N 00°06'08" W parallel with the East line of said Northeast Quarter (NE/4), a distance of 359.87 feet to a point on the North line of said Northeast Quarter (NE/4);
 Thence N 89°35'49" E along the North line of said Northeast Quarter (NE/4), a distance of 242.73 feet to the POINT OF BEGINNING.

Said tract having an area of 87350.78 Square Feet, 2.005 Acres, more or less.

TRACT 1

OKLAHOMA SURVEY CO	
12509 S. 71ST EAST AVE. BIXBY, OK 74008 (405) 821-5658 CA#4717 EXP. 30 JUNE 2019	
BOUNDARY EXHIBIT PART OF NE/4, SEC. 33, T-14-N, R-5-W, I.M. CANADIAN COUNTY OKLAHOMA	SCALE 1"=100' DATE: 2/13/2018 SHEET 1 OF 1 PROJECT NO 1519

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