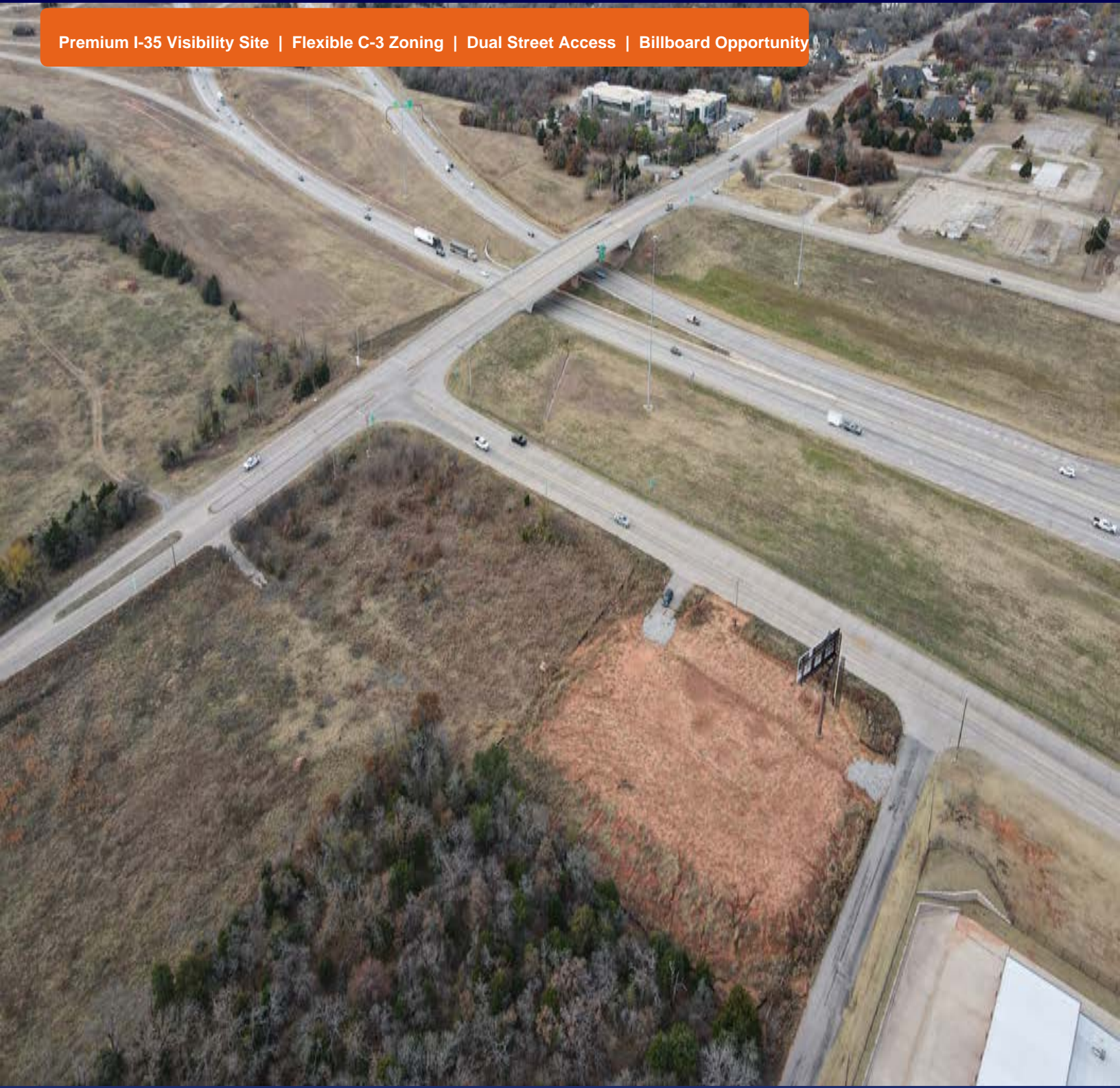


FOR SALE

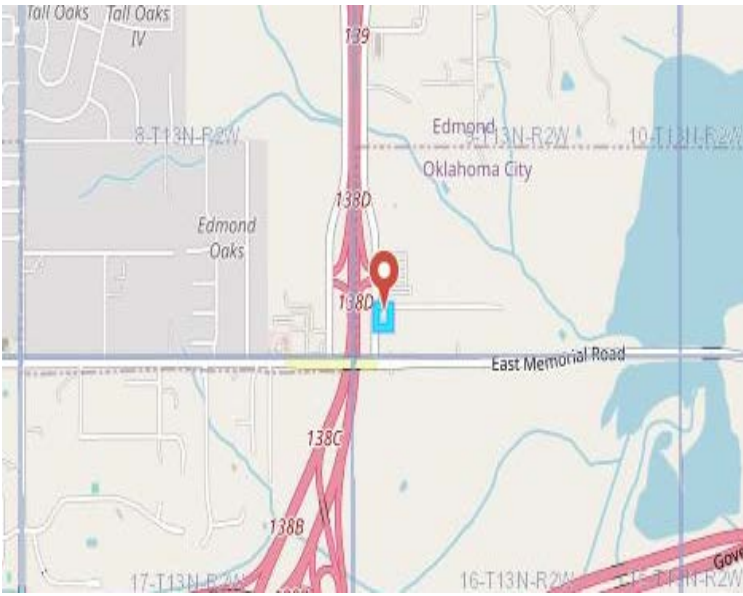
13790 N. I-35 FRONTAGE RD, EDMOND, OK, 73013

Premium I-35 Visibility Site | Flexible C-3 Zoning | Dual Street Access | Billboard Opportunity



HORIZON
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PROPERTY INFORMATION

\$585,000

PRICE/ACRE	\$443,182
PRICE/SF	\$10.17
LOT SIZE	1.32 Acres (57,422 SF)
ZONING	SPUD-1399 C-3 Community Commercial

PROPERTY HIGHLIGHTS

- 1.32 acres (57,422 SF) with direct I-35 frontage — 60,000+ vehicles daily
- Dual access: E. I-35 Frontage Road + NE 138th Street
- Flexible SPUD-1399 / C-3 zoning — 35+ permitted uses incl. drive-thru, medical, retail, veterinary & service operations
- Billboard on site — generating \$7,500/year (month-to-month); negotiable
- I-35 & Memorial Road interchange — north of Kilpatrick Turnpike
- Neighbors: Global Self Storage, Flying J, Cracker Barrel, Integris Health
- FEMA Flood Zone X (Unshaded) — no flood insurance required
- Multiple utility pathways available — Info Packet provided on request
- Existing site plan available (Moxie Pest Control office/service concept)
- Priced at \$585,000 | \$10.17/SF | \$443,182/acre

UTILITY INFORMATION

Municipal water and sewer are not currently stubbed to the parcel. Multiple development pathways available: (1) Municipal utility extension est. \$150K–\$320K; (2) On-site well + engineered septic for low-water-use businesses est. \$40K–\$96K; (3) No utility connection required for outdoor storage/dry-use operations. Detailed Utility Information Packet available upon request.

PROPERTY DESCRIPTION

Rare opportunity to acquire a 1.32-acre commercial site with direct I-35 frontage visibility and dual access from E. Frontage Road and NE 138th Street. Zoned SPUD-1399 (C-3 Community Commercial base) with an extensive permitted use list including drive-thru restaurants, medical offices, veterinary, retail, service businesses, outdoor storage, and more. Multiple utility development pathways available — see Utility Information Packet for details. Billboard asset negotiable — currently generating \$7,500/year on a month-to-month lease. Neighboring businesses include Global Self Storage, Flying J Travel Center, Cracker Barrel, and Integris Health Hospital.