

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$990,000
Available SF:	54,000
Lot Size:	1.24 Acres
Price / Foot:	\$18.33
Price / Acre:	\$798,387

### PROPERTY OVERVIEW

This lot is ideal for a variety of commercial uses, including retail, office space, or mixed-use developments. The strategic location ensures high visibility and accessibility, making it an attractive option for businesses seeking to establish a presence in a rapidly expanding area.

### LOCATION OVERVIEW

Discover an exceptional opportunity to invest in a prime commercial property located one the southwest side of the high-visibility intersection of 164th Street and Western Avenue in Edmond, OK. This 1.24-acre parcel offers a strategically positioned canvas for your business vision in one of Edmond's thriving commercial corridors.

### CAMDEN NIGHTENGALE

727.946.3333  
camden@creekcre.com

## RETAILER MAP



CAMDEN NIGHTENGALE

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