

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	2.518 Acres
Zoning:	F-1

PROPERTY OVERVIEW

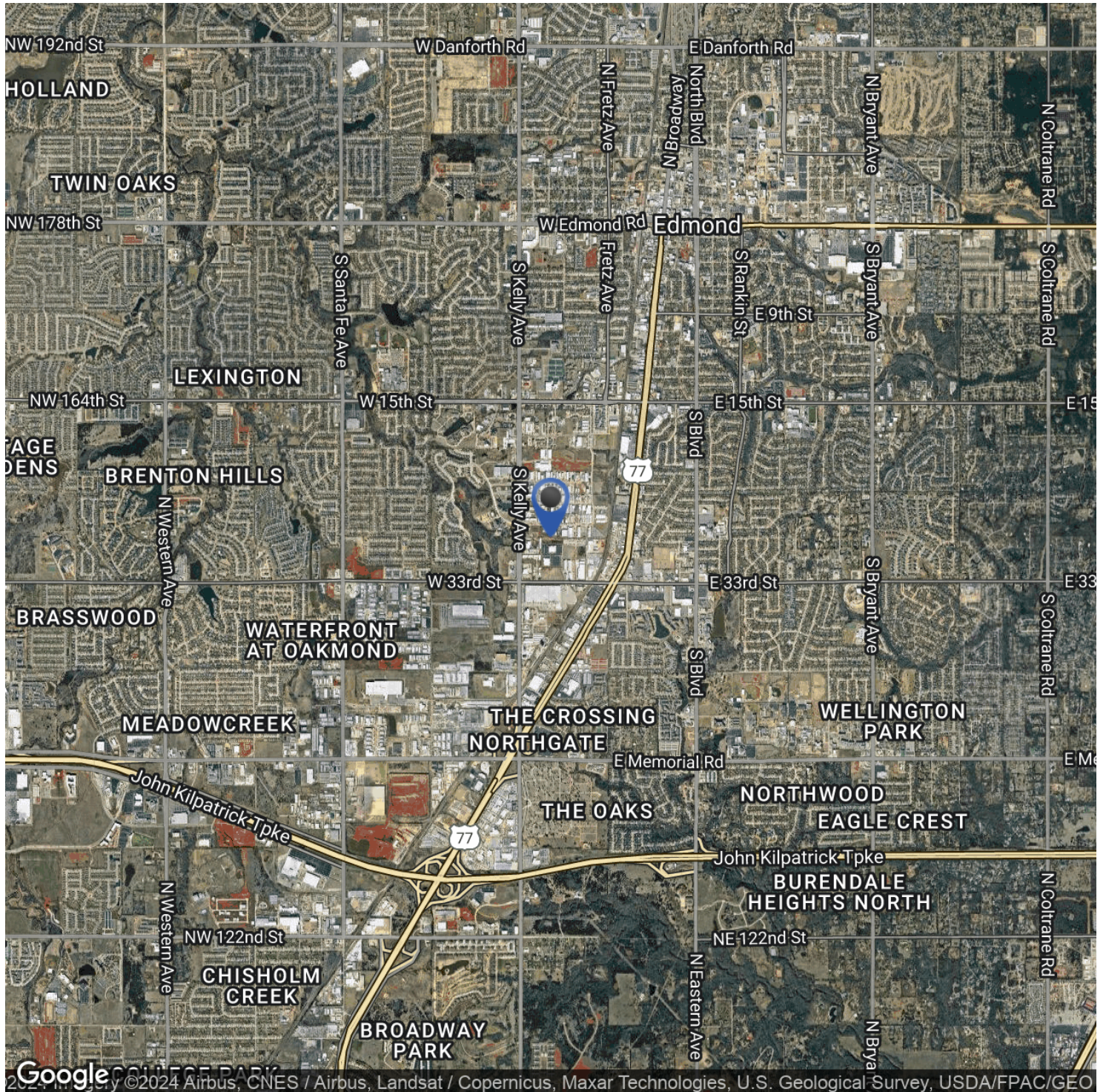
Offering a 2.518 acre parcel of land positioned in a high traffic location with exceptional access to the highway. This is a rare opportunity to purchase land with industrial zoning in Edmond, OK with frontage on a main thoroughfare.

PROPERTY HIGHLIGHTS

- Great Highway Access
- High Traffic Counts
- Excellent Visibility

TYLER HUXLEY
405.973.8435
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LOCATION MAP

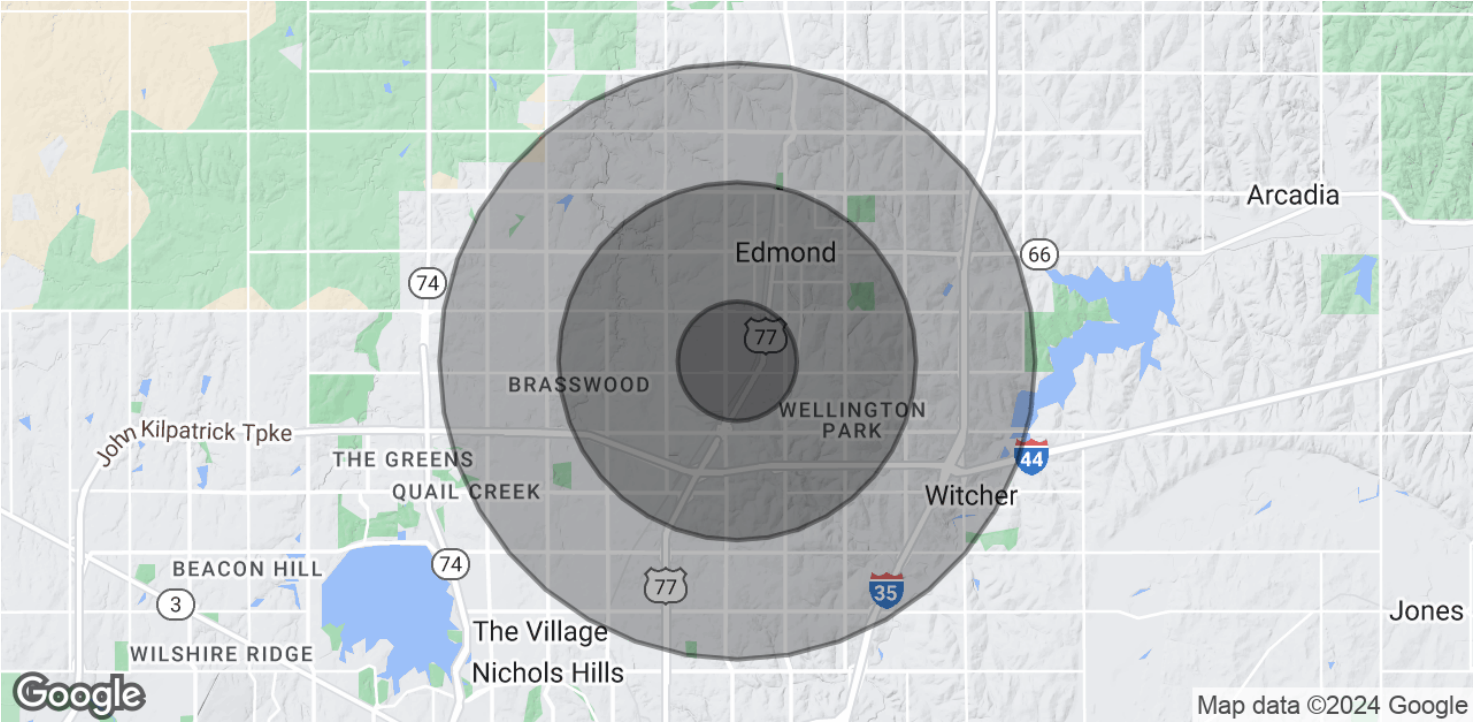


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,868	70,956	164,063
Average Age	32.6	35.6	35.8
Average Age (Male)	32.8	33.5	33.8
Average Age (Female)	32.7	37.7	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,988	30,133	70,502
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$76,133	\$84,957	\$88,102
Average House Value	\$247,906	\$185,713	\$200,809

* Demographic data derived from 2020 ACS - US Census

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