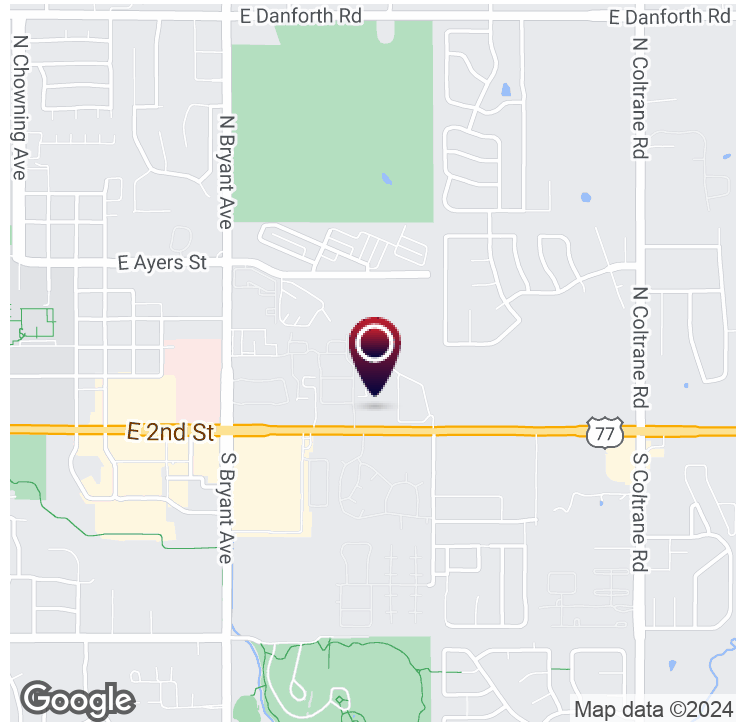
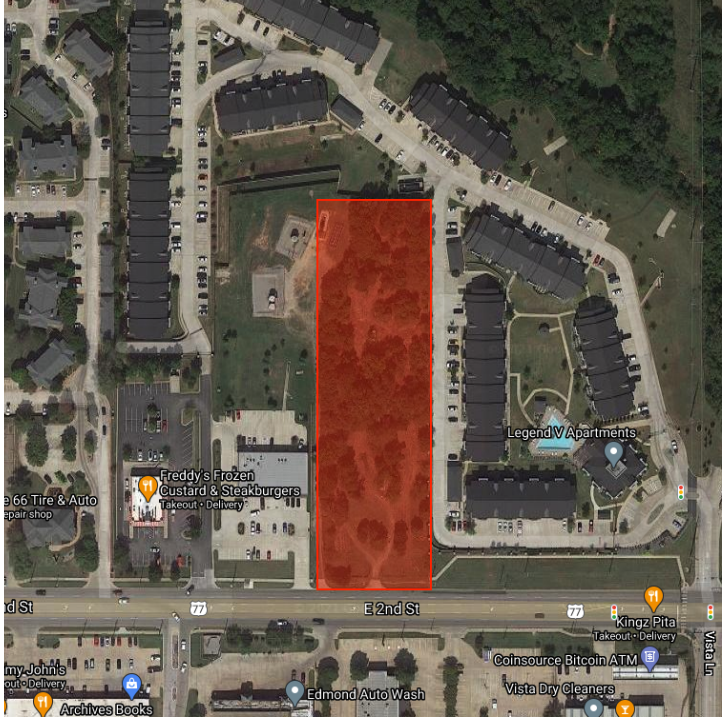


EXECUTIVE SUMMARY

EDMOND PRIME RETAIL SITE

2015 E 2nd Street. Edmond, OK 73034



OFFERING SUMMARY

Sale Price: \$1,200,000

Available SF:

Lot Size: 2.85 Acres

Zoning: Retail

Price / SF: \$9.67

PROPERTY OVERVIEW

2.85 acre retail site ripe for new development

PROPERTY HIGHLIGHTS

- 2.85 acre site with 190' of frontage
- highly developed area with numerous restaurants and retail
- 35,000vpd
- adjacent to a 200 unit Class A apartment complex
- 1.0 mi from the University of Central Oklahoma
- 1.5 mi from I-35



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

ADDITIONAL PHOTOS

EDMOND PRIME RETAIL SITE

2015 E 2nd Street. Edmond, OK 73034

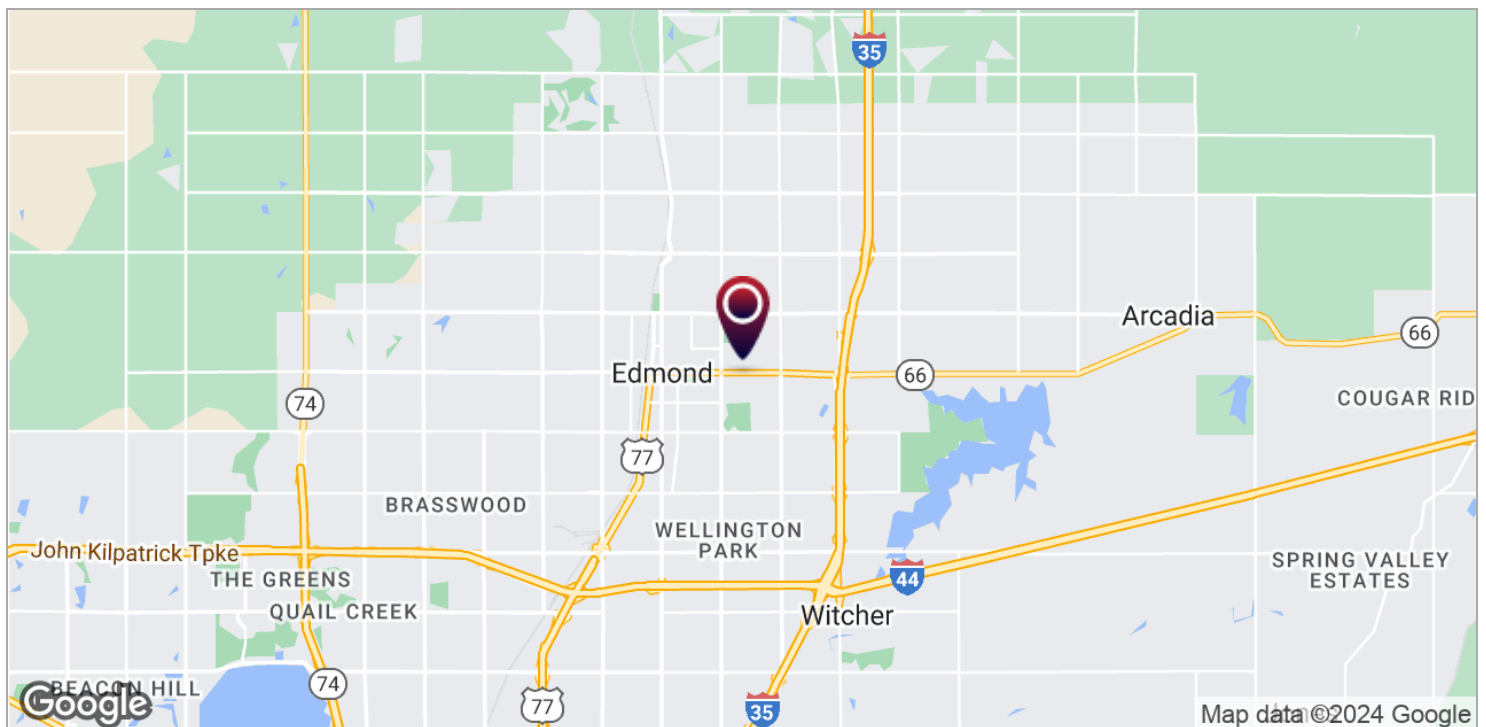
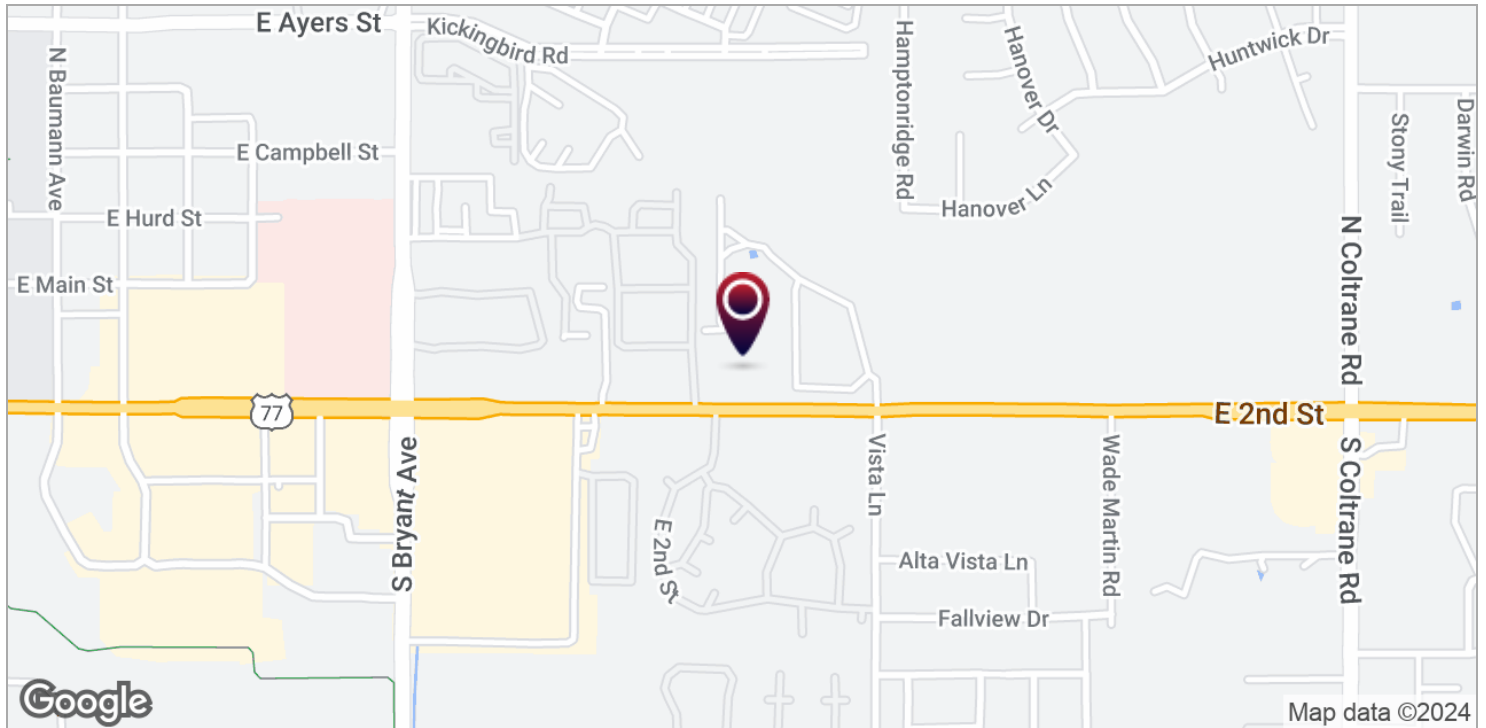


Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

EDMOND PRIME RETAIL SITE

2015 E 2nd Street. Edmond, OK 73034

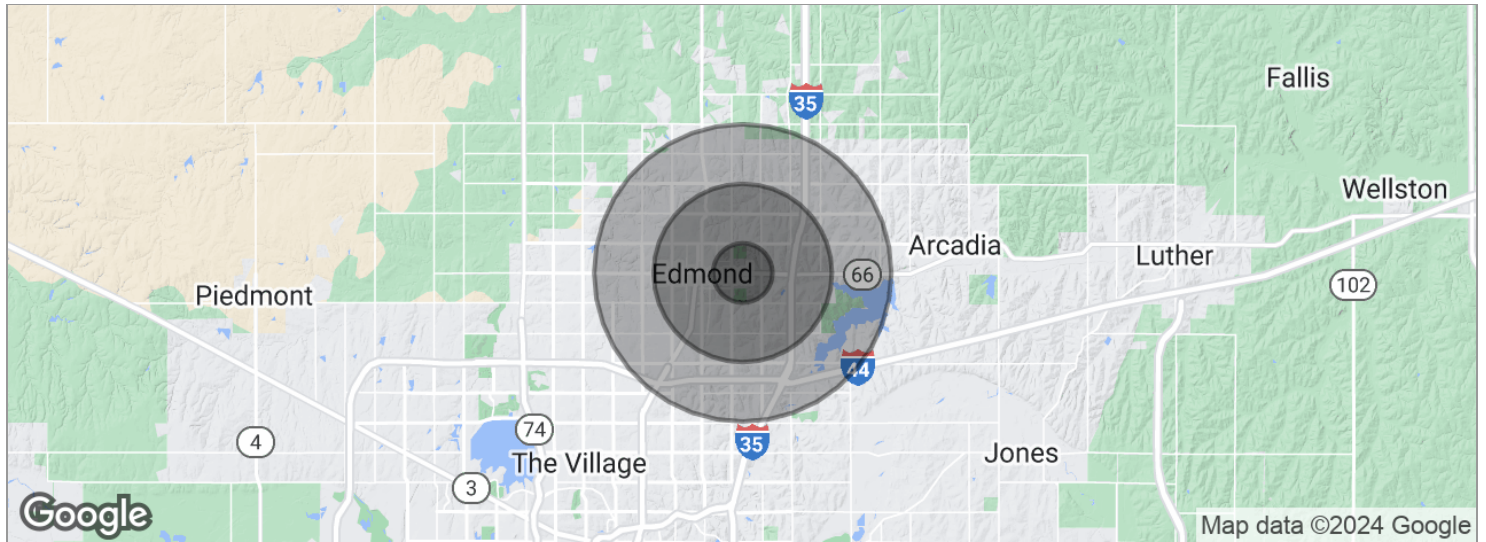


Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

EDMOND PRIME RETAIL SITE

2015 E 2nd Street. Edmond, OK 73034



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,096	54,457	103,073
Median age	29.5	33.3	34.1
Median age (Male)	25.1	30.8	32.5
Median age (Female)	33.2	35.5	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,818	20,819	38,796
# of persons per HH	2.5	2.6	2.7
Average HH income	\$73,167	\$81,909	\$90,659
Average house value	\$309,305	\$217,306	\$246,979

* Demographic data derived from 2020 ACS - US Census



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

EDMOND PRIME RETAIL SITE

2015 E 2nd Street. Edmond, OK 73034

ANDREW HWANG, ESQ

Co-Founder & Partner



1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104
T 734.223.6284
andrew@adeptcre.com
OK #170740

PROFESSIONAL BACKGROUND

Andrew Hwang serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate and is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis. Andrew is a real estate professional with fourteen years of experience in commercial real estate investments, brokerage, and development. He is married to his wife, Sophia, and together, they have three young children named Andrew Jr, Ezekiel and Audrey.

Recent Transactions:

Glen Eagles Shopping Center - \$3.75M | Central Plaza Student Housing - \$6.8M | LSB Chemicals Corporate Office (3 properties) - \$4M | IronGate Industrial Park (6 properties) - \$2.5M | Automobile Alley Portfolio (3 properties) - \$2.89M | NE 7th & Oklahoma - \$1.58M | Retail Portfolio in Del City, OK (11 properties) - \$2.3M | Individual Assurance Company Portfolio - \$3M | FLC Acquisitions (3 properties) - \$4M | 8th Street Market - \$1.2M | Okie Car Wash Site - \$1.1M | UKC Portfolio (3 properties) - \$1.05M | Medical Building Portfolio (RMO & ComFoCare) - \$1.55M | Timberbrooke Professional Center - \$3M | Plaza Garage - \$1.225M | 1720 National Development - \$2.5M | RBA Architects - \$1.73M | Eagle Lane Portfolio - \$1.25M | Baker Hughes Portfolio - \$1.6M | Emerson South High School Lease

EDUCATION

University of Michigan-Ann Arbor - BA Economics
University of Oklahoma College of Law - Juris Doctor

MEMBERSHIPS & AFFILIATIONS

Oklahoma Bar Association | Urban Land Institute | Commercial Real Estate Council | International Council of Shopping Centers | Leadership OKC Class XXXVI - Alumni | University of Michigan-OKC Alumni Association - President | University of Michigan-OKC Scholarship Endowment - Trustee | Frontline Church - Finance Council | Ronald McDonald House Charities - Board of Directors



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com

EDMOND PRIME RETAIL SITE

2015 E 2nd Street. Edmond, OK 73034

T



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Andrew Hwang, Esq
734.223.6284
andrew@adeptcre.com