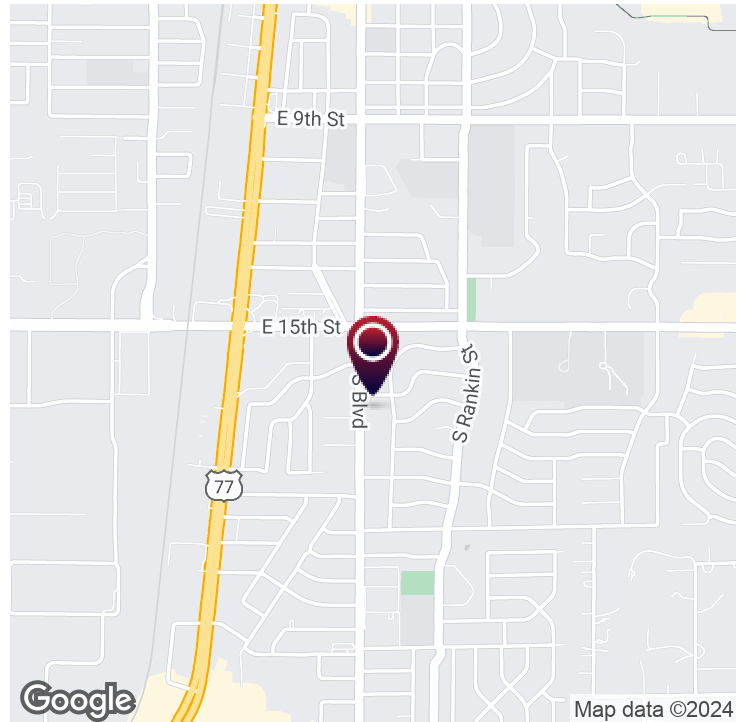
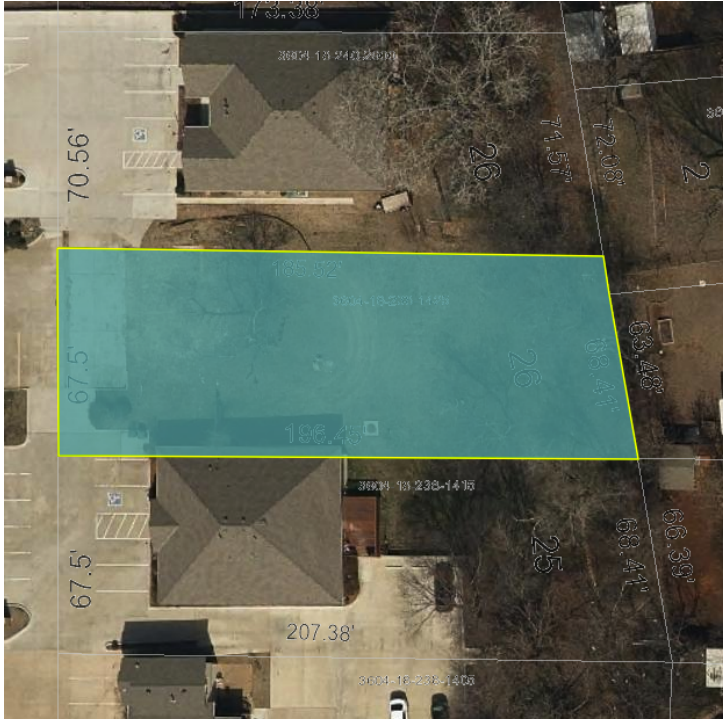


EXECUTIVE SUMMARY

EDMOND OFFICE LAND ON S BOULEVARD

1708 S Boulevard. Edmond, OK 73013



OFFERING SUMMARY

Sale Price: \$150,000

Available SF:

Lot Size: 0.32 Acres

Zoning: Office

Market: Oklahoma City

Submarket: Edmond

Traffic Count: 20,671

Price / SF: \$10.76

PROPERTY OVERVIEW

This is the last available parcel to build a new office on this particular block on S Boulevard in Edmond.

PROPERTY HIGHLIGHTS

- All utilities on site
- 20,671 vehicles per day on S Boulevard
- Surrounded by new construction



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
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ADDITIONAL PHOTOS

EDMOND OFFICE LAND ON S BOULEVARD

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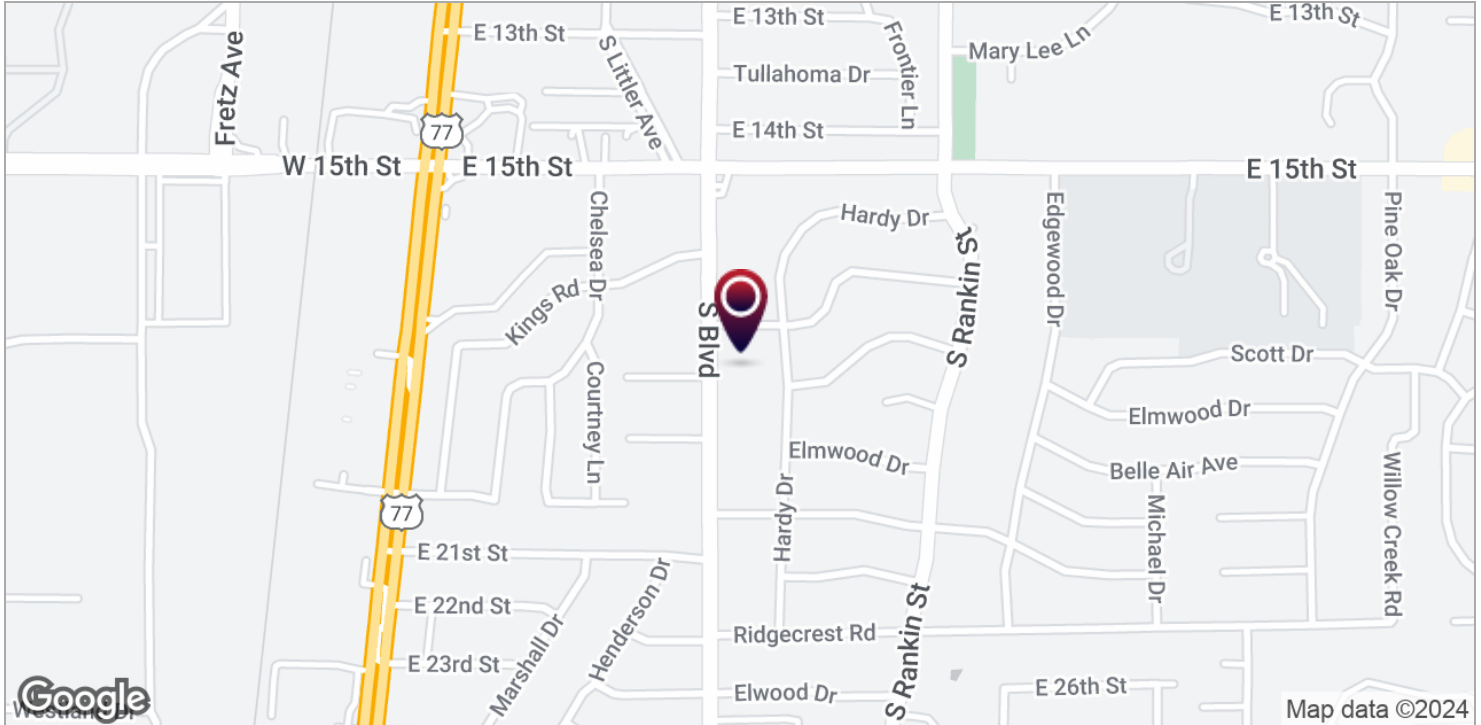


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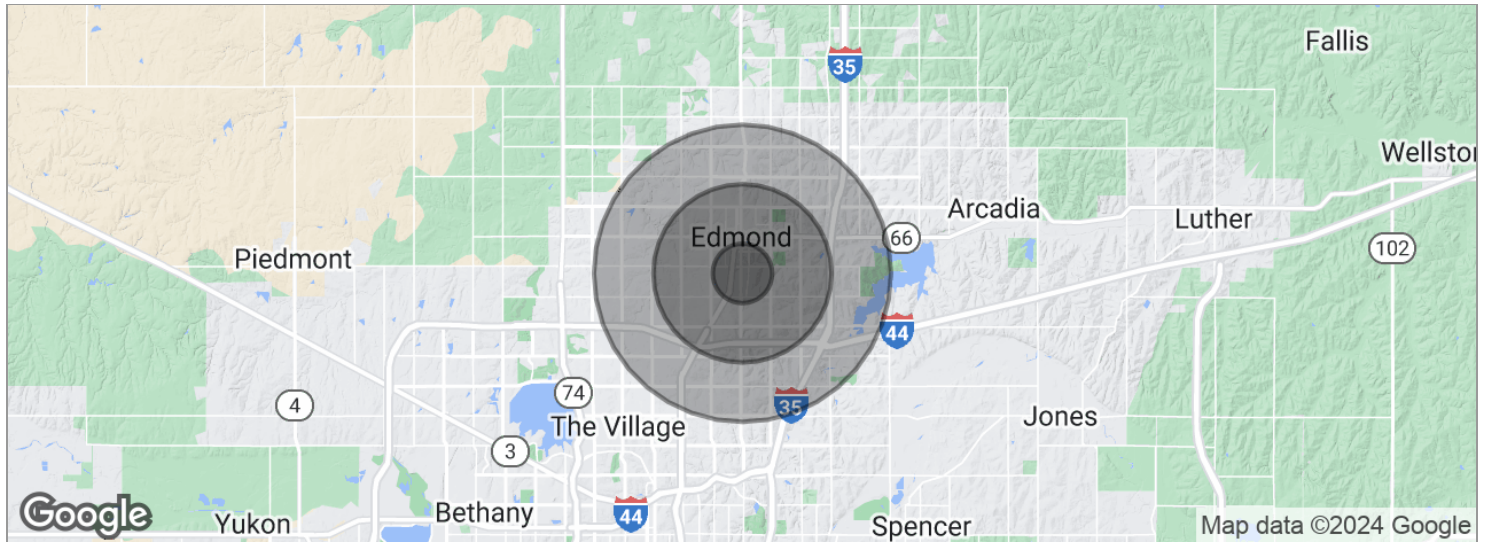


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,557	66,638	122,659
Median age	33.3	31.4	33.6
Median age (Male)	29.9	29.4	32.1
Median age (Female)	36.3	33.4	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,787	25,697	46,996
# of persons per HH	2.5	2.6	2.6
Average HH income	\$63,608	\$70,927	\$86,188
Average house value	\$130,717	\$175,170	\$219,120

* Demographic data derived from 2020 ACS - US Census



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ANDREW HWANG, ESQ

Co-Founder & Partner



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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



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