

EXECUTIVE SUMMARY



Sale Price	\$1,750,000
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OFFERING SUMMARY	
Lot Size:	1.14 Acres
Price / SF:	\$35.00
Zoning:	PUD 1104 - C3
Market:	Edmond

PROPERTY OVERVIEW

Pleased to offer this exceptional purchase opportunity of a commercial lot at 3030 NW 164th, Edmond, OK. This lot is in a prime location, just seconds from Hwy74/Portland, near the intersection of NW 164th and May Avenue. The lot has great frontage and visibility, strong demographics and surrounded by high end retail and rooftops. Land condition is pad ready with infrastructure in place, including parking, ready for immediate construction. The zoning is a PUD with predominantly C-3, allowing for a number of uses. Land size is 1.14 acres and the pad can accommodate up to 17,000sf of two story structure.

PROPERTY HIGHLIGHTS

- Great location and visibility
- C-3 Zoning
- Strong demographics
- Surrounded by retail and rooftops

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CHASE ANDERSON

3030 NW 164TH ST
3030 NW 164TH ST | EDMOND, OK 73013

ADDITIONAL PHOTOS



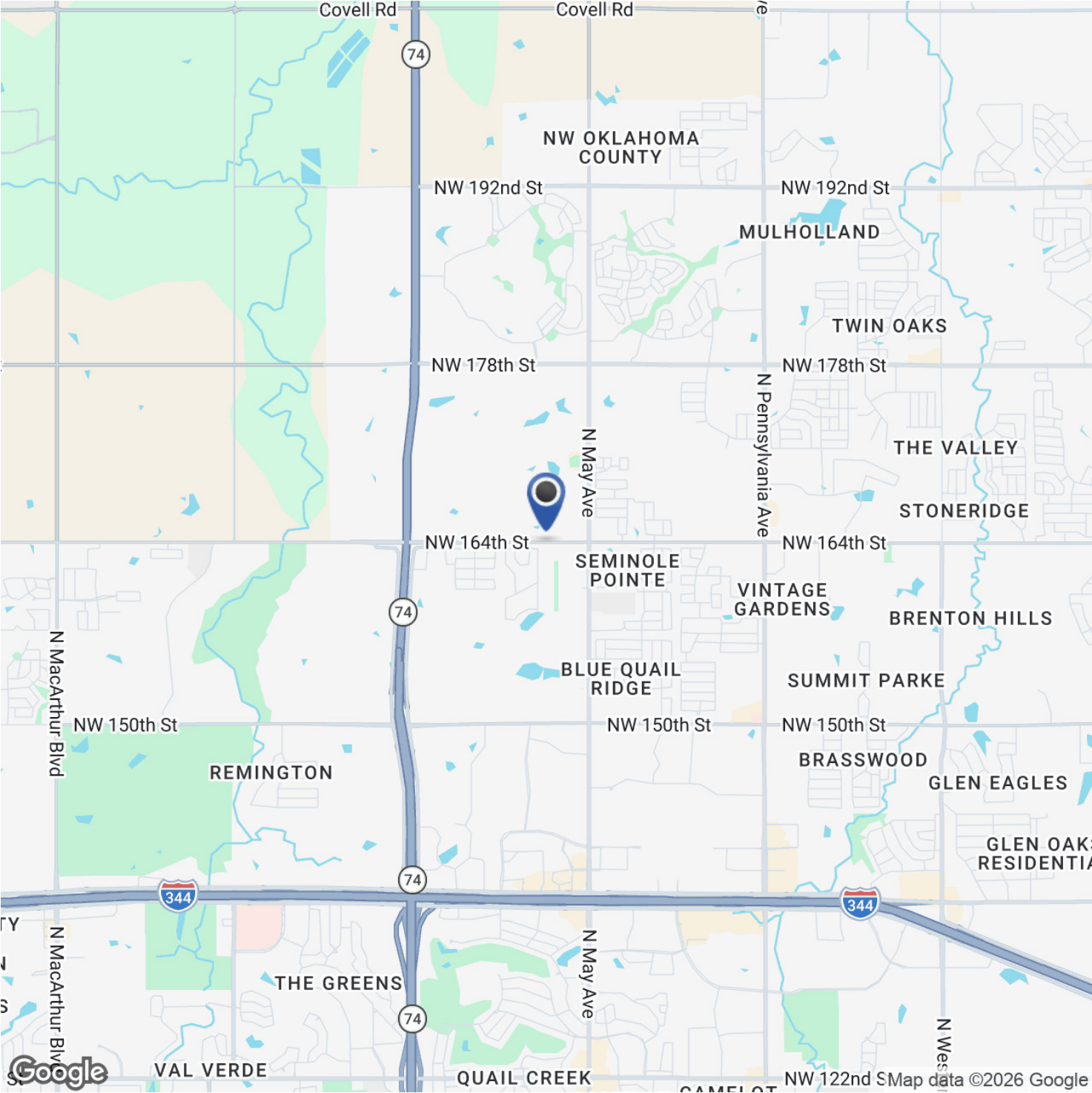
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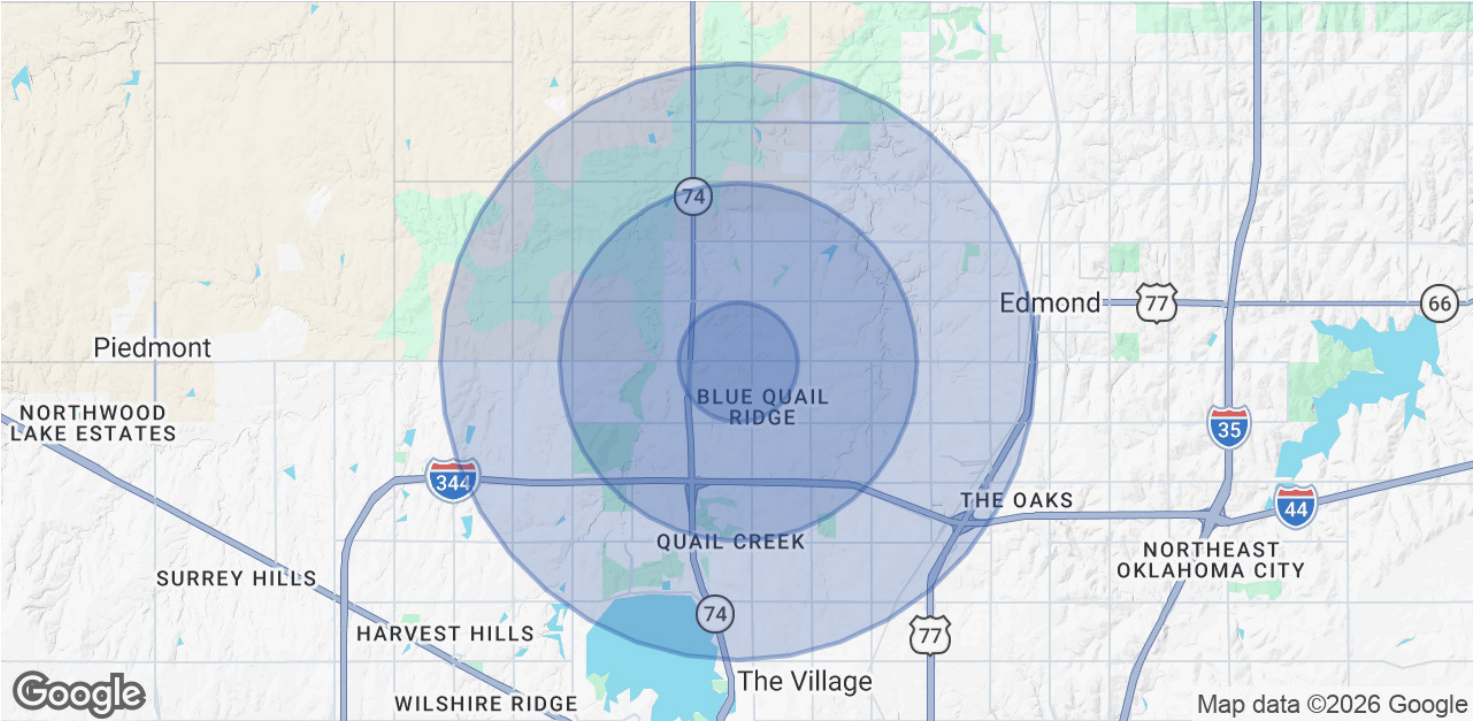


LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,195	66,475	153,646
Average Age	38.1	36.6	36.8
Average Age (Male)	35.3	35.9	35.7
Average Age (Female)	40.2	38.0	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,001	26,869	64,364
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$143,385	\$128,893	\$113,399
Average House Value	\$469,231	\$368,098	\$317,646

2023 American Community Survey (ACS)

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