

INVESTMENT SUMMARY

Purchase Price: \$525,000

\$2.23 per Square Foot

± 5.4 acres

PROPERTY HIGHLIGHTS

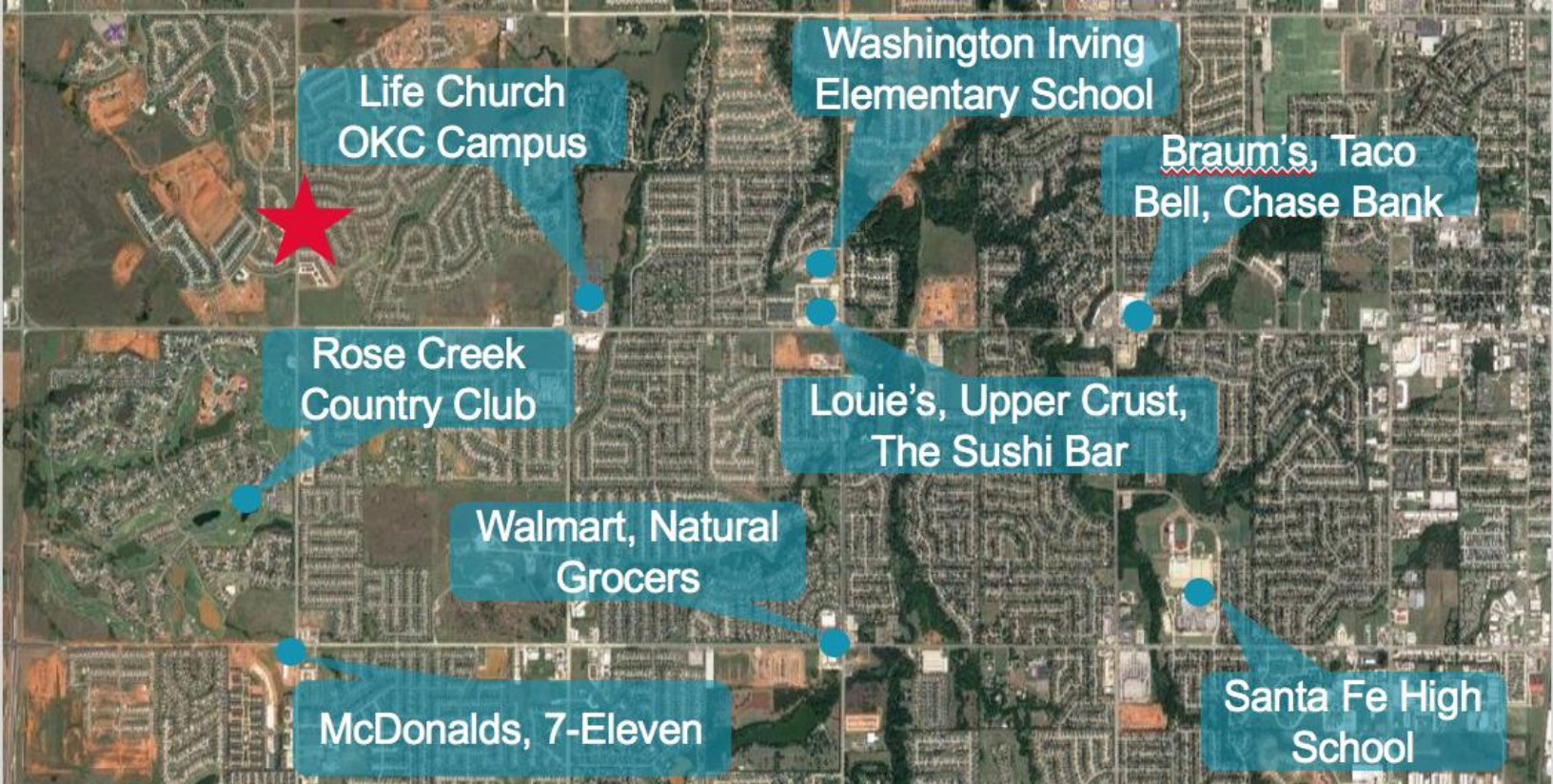
- Zoned O-2 or R-4; high-density multi-family use or general office
- Potential for Apartments or Senior Housing
- Edmond Public Schools
- Access to Water/Sewer; some water infrastructure in-place
- Located within major retail HUB; minutes from Quail Springs Mall (118 retailers), Target, Wal-mart & Sam's Club, Cabela's, Top Golf
- Close proximity to Paycom Headquarters (2,000 employees) and Mercy Hospital (4,500 employees)
- Easy access to the Memorial Corridor, Kilpatrick Turnpike and Portland/Highway 74

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NEIGHBORHOOD MAP



Population	1 Mile	2 Mile	3 Mile
2017 Total Population:	9,941	34,980	65,157
2022 Population:	10,834	38,301	70,851
Pop Growth 2017-2022:	8.98%	9.49%	8.74%
Average Age:	33.40	34.90	34.90
Households			
2017 Total Households:	3,476	12,544	24,838
HH Growth 2017-2022:	9.06%	9.40%	8.73%
Median Household Inc:	\$98,268	\$96,878	\$88,201

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