



AVAILABLE

Traffic Count:
19,819Esperanza
Office ParkTraffic Count:
16,028

INVESTMENT SUMMARY

Purchase Price: \$500,000

\$7.31 per Square Foot

± 1.57 acres

PROPERTY HIGHLIGHTS

- Zoned C-2; general office
- 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:	7,808	28,256	65,546
2022 Population:	8,539	30,716	71,000
Pop Growth 2017-2022:	9.36%	8.71%	8.32%
Average Age:	35.60	35.60	36.00
Households			
2017 Total Households:	3,297	12,476	28,339
HH Growth 2017-2022:	9.52%	8.61%	8.18%
Median Household Inc:	\$85,275	\$76,778	\$73,131

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