

RICHARDSON CORNER

SOUTHWEST CORNER OF DANFORTH AND PENNSYLVANIA EDMOND, OK 73012



PROPERTY DESCRIPTION

Prime development site in very rapidly expanding northwest Edmond. The site is actually in the Oklahoma City limits, but Edmond school district. The north 6+/- acres is zoned C-3 and O-2 under PUD 1205 making it ideal for retail pads along Penn and Danforth and small office on the interior. The south 9+/- acres is zoned R-1 and is ideal for a small residential development. The site is in the renowned Edmond school district, just 1.2 mile south of Heartland Middle School and 1 mile north of West Field Elementary School. The site is also less than 1 mile north of Life Church, a local mega-church.

PROPERTY HIGHLIGHTS

- Prime corner in rapidly growing northwest Edmond.
- Bulk sale - will not divide
- Oklahoma City utilities
- Edmond Schools
- Surrounded by new residential development

OFFERING SUMMARY

Sale Price:	\$2,300,000
Lot Size:	15.28 Acres
Zoning:	C-3 and O-2 (north +/- 6 acres) and R-1 (south +/- 9 acres)
Market:	NW Edmond
Cross Streets:	Danforth (NW 192nd) and Pennsylvania

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RICHARDSON CORNER

SOUTHWEST CORNER OF DANFORTH (192ND STREET) AND PENNSYLVANIA EDMON



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,491	58,058	127,356
Average Age	33.2	36.6	36.1
Average Age (Male)	29.8	35.7	34.7
Average Age (Female)	32.6	36.9	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,578	21,754	52,096
# of Persons per HH	2.9	2.7	2.4
Average HH Income	\$121,167	\$114,171	\$99,237
Average House Value	\$254,039	\$258,619	\$226,662

* Demographic data derived from 2020 ACS - US Census

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