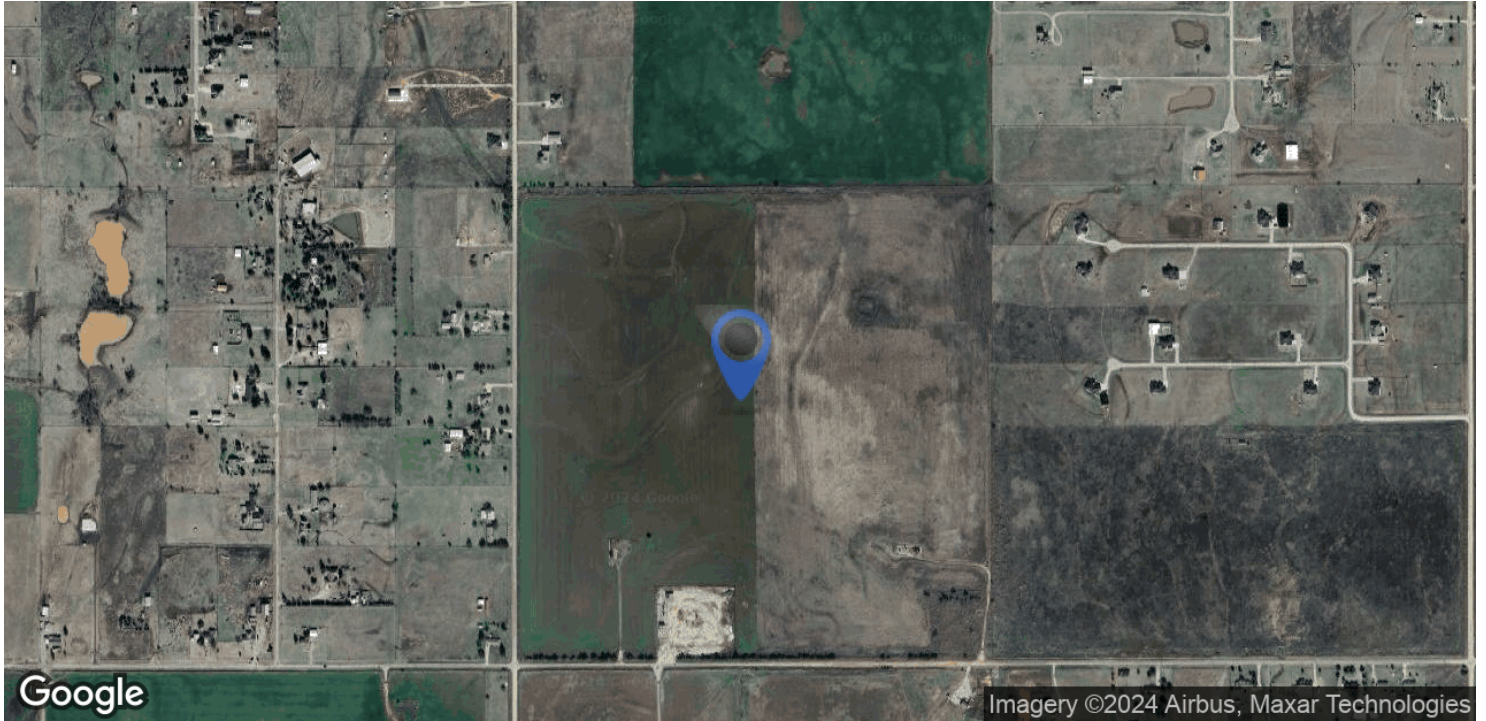


## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	160 Acres
Price / Acre:	\$13,750
Zoning:	Rural Agricultural

### PROPERTY OVERVIEW

Now offering a new opportunity in Piedmont, Oklahoma! This expansive 160-acre parcel of raw land holds tremendous potential for commercial farming or residential home development. With its prime location and abundant space, this property is ideal for a variety of ventures. Benefit from the growing population and economic activity in the area while enjoying the tranquil charm of Piedmont.

This land is located on the NE hard corner of Apache Rd NE and Mustang Rd NE. Offering 160 Acres of raw land. Legal description on the land is: T14N R05W S15 SW4 A#1 - BEING ALL SW4

- Growing Community
- Ready to be Developed
- Piedmont School District K-12

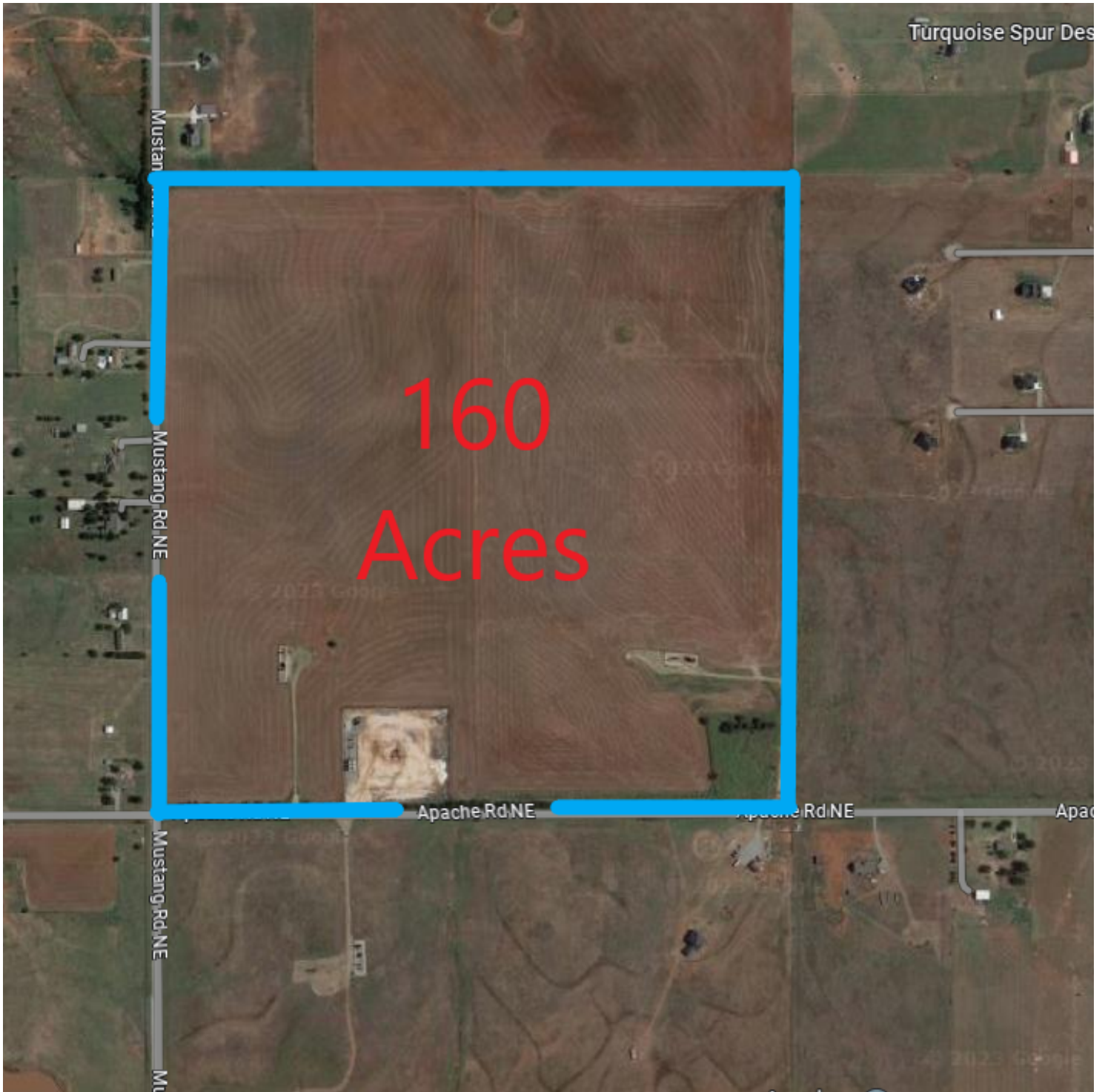
**GARRETT MCGINNIS**

405.919.9297  
garrett@creekcre.com

**TYLER HUXLEY**

405.973.8435  
tyler@creekcre.com

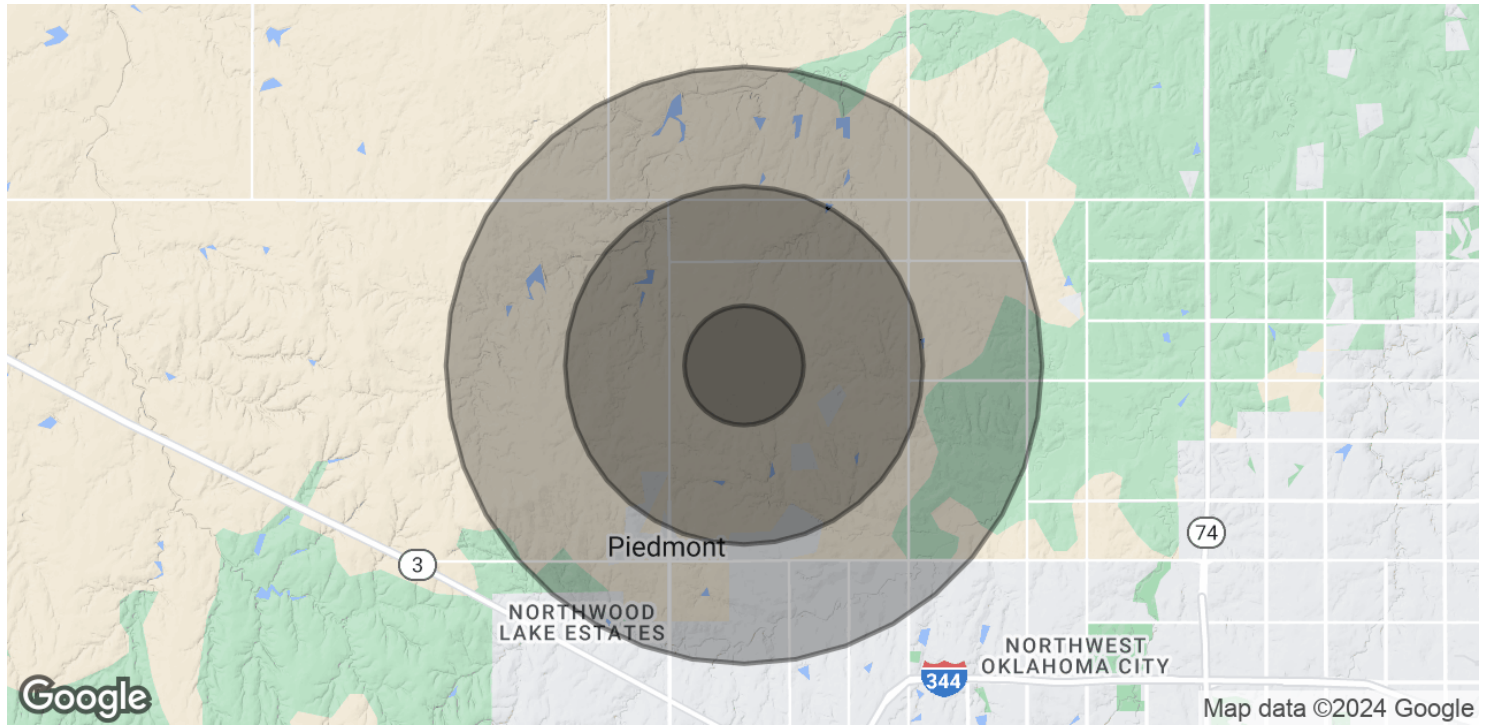
## ADDITIONAL PHOTOS



**GARRETT MCGINNIS**  
405.919.9297  
garrett@creekcre.com

**TYLER HUXLEY**  
405.973.8435  
tyler@creekcre.com

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,623	6,960	16,456
Average Age	38.8	37.4	37.0
Average Age (Male)	40.3	38.4	35.1
Average Age (Female)	36.7	35.0	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	626	2,572	5,628
# of Persons per HH	2.6	2.7	2.9
Average HH Income	\$78,823	\$86,413	\$103,602
Average House Value	\$216,760	\$229,268	\$261,690

2020 American Community Survey (ACS)

**GARRETT MCGINNIS**  
 405.919.9297  
 garrett@creekcre.com

**TYLER HUXLEY**  
 405.973.8435  
 tyler@creekcre.com