

31+- AC @ S WESTERN & W CHARTER OAK RD.



PROPERTY DESCRIPTION

The property consists of ±31 acres located at S Western Ave and W Charter Oak Rd in Edmond within unincorporated Logan County. The site is unrestricted, allowing for residential or recreational development with minimal zoning constraints. The property features level topography with electric available, no sanitary sewer, and water to be provided by well. The size and configuration support subdivision or low-density residential development in the North Edmond market.

PROPERTY HIGHLIGHTS

- Zoning: Unincorporated Land / Unrestricted
- Utilities: Electric
- Water to be served by well
- No Sanitary Sewer available
- Topography: Level
- Land Use: Residential, Recreation
- Market: North Edmond

OFFERING SUMMARY

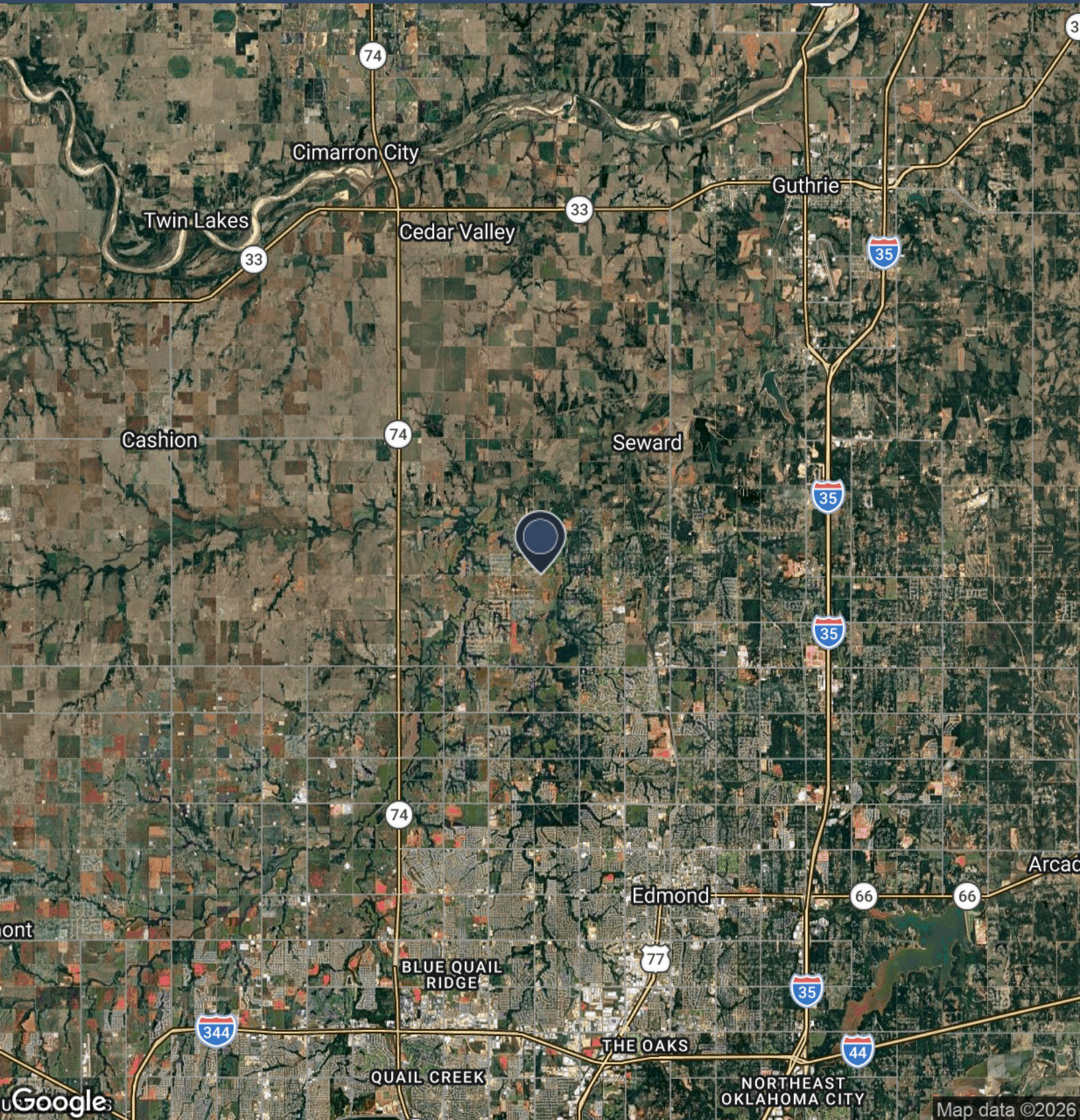
Sale Price:	\$1,240,000
Price / AC:	\$40,000
AC:	± 31 AC
Land Use:	Residential
Topography:	Level

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	361	2,665	8,290
Total Population	1,117	8,458	25,714
Average HH Income	\$201,027	\$213,987	\$194,092

CHANDLER MOREAU

Owner / Managing Broker
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LOCATION MAP



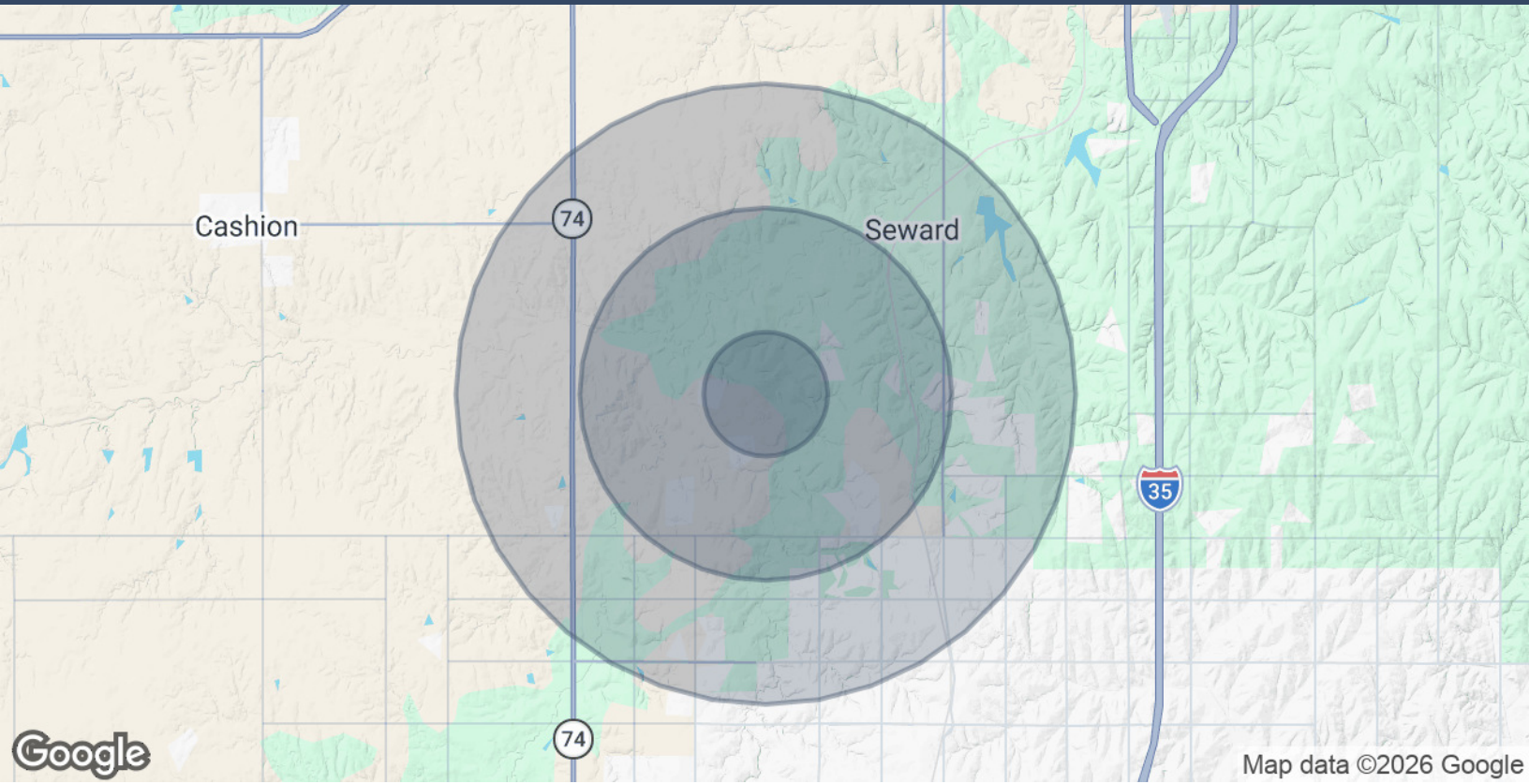
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,117	8,458	25,714
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	361	2,665	8,290
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$201,027	\$213,987	\$194,092
Average House Value	\$403,722	\$449,439	\$482,251

Demographics data derived from AlphaMap

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