

PRIME DEVELOPMENT LAND FOR SALE

NW 150th Street & N Piedmont Road, Piedmont 73078

LAND FOR SALE



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Adept Commercial Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Adept Commercial Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Adept Commercial Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.



EXECUTIVE SUMMARY

SECTION 1

PRIME DEVELOPMENT LAND FOR SALE

NW 150th Street & N Piedmont Road, Piedmont, 73078

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$11,000,000
Total Lot Size:	234.13 Acres
Price per Acre:	\$46,982
County:	Canadian
School District:	Piedmont

LOCATION DESCRIPTION

Strategically located in a high-growth corridor of Northwest Oklahoma City, with direct frontage along N Piedmont Road and positioned approximately one mile north of NW Expressway, providing convenient access to major arterial routes.

PROPERTY HIGHLIGHTS

- Expansive land parcels offering an ideal setting for a master-planned residential community.
- Positioned within high-growth corridor with strong nearby residential density and expanding infrastructure.
- Natural topographic features create opportunities for a well-designed and distinctive residential development.
- Rare opportunity to acquire a large, contiguous land tract within a highly constrained supply market.
- City of Oklahoma City utilities located in close proximity to the site, with ability to extend to support future development.
- Located within the highly desirable Piedmont School District.

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PARCEL DESCRIPTION

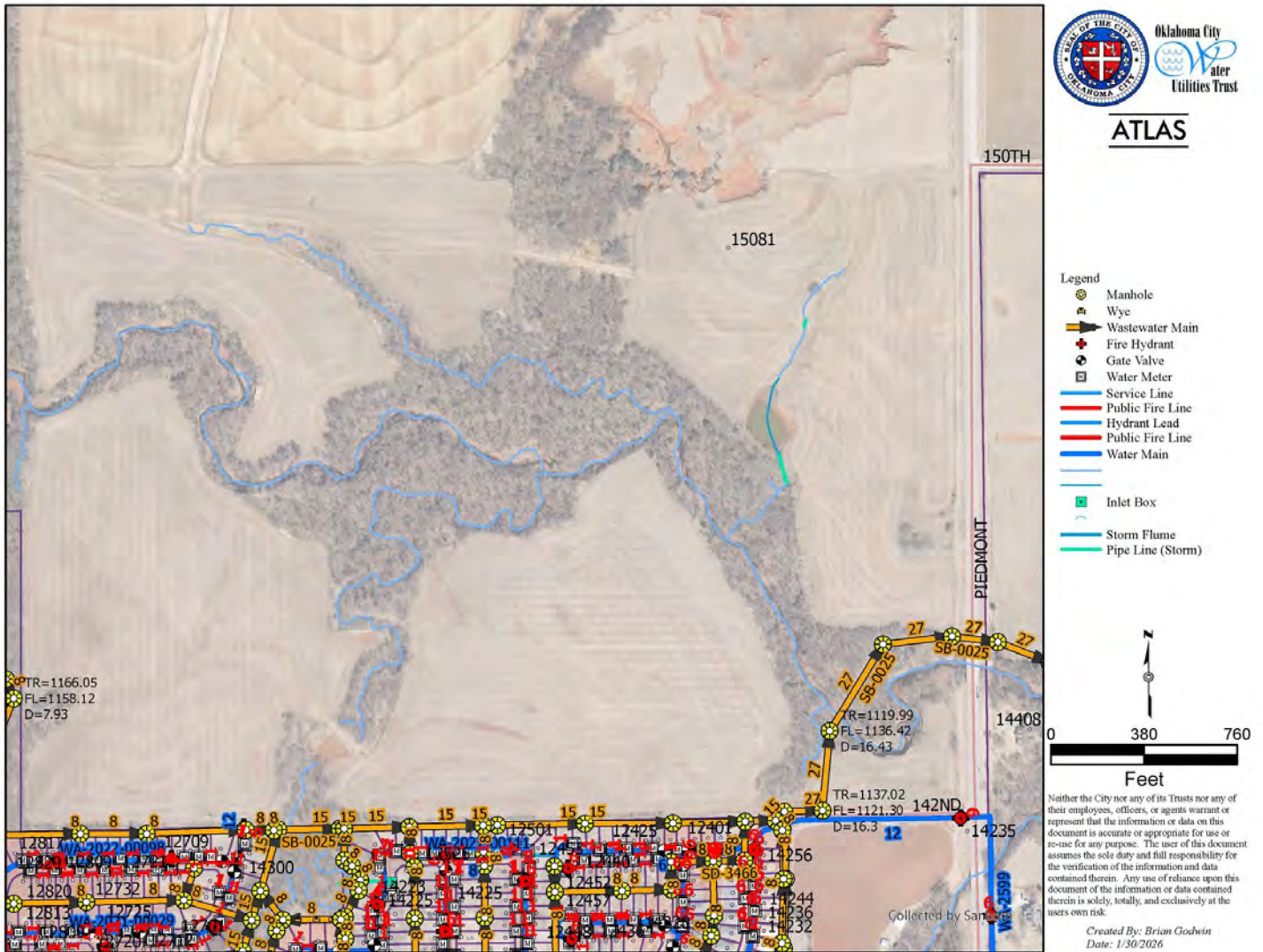


APN	SIZE	ZONING
R090031944	154.13 Acres	AA
R090031946	80 Acres	AA

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OKLAHOMA CITY UTILITY MAP



City of Oklahoma City Sewer and Water Map

An aerial photograph of a large property, possibly a farm or ranch, with a red boundary line overlaid on it. The property includes fields, trees, and a road. The text "PROPERTY PHOTOS" is overlaid in large white letters.

PROPERTY PHOTOS

SECTION 2

PRIME DEVELOPMENT LAND FOR SALE

NW 150th Street & N Piedmont Road, Piedmont, 73078

PROPERTY PHOTOS



PRIME DEVELOPMENT LAND FOR SALE

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LAND FOR SALE





LOCATION INFORMATION

SECTION 3

PRIME DEVELOPMENT LAND FOR SALE

NW 150th Street & N Piedmont Road, Piedmont, 73078

AERIAL MAP





SALE COMPARABLES

SECTION 4

PRIME DEVELOPMENT LAND FOR SALE

NW 150th Street & N Piedmont Road, Piedmont, 73078

SALE COMPAREABLES



Sold 12/2/2025

NW EXPRESSWAY & SURREY HILLS

Yukon, OK 73099

Price:	\$2,150,000
Lot Size:	38.53 Acres
Price/Acre:	\$55,800.67



Sold 8/4/2025

9000 W HEFNER ROAD

Yukon, OK 73099

Price:	\$1,800,000
Lot Size:	31.40 Acres
Price/Acre:	\$57,324.84



Sold 7/7/2025

16236 N SARA RD

Piedmont, OK 73078

Price:	\$1,600,000
Lot Size:	42.35 Acres
Price/Acre:	\$37,780.40

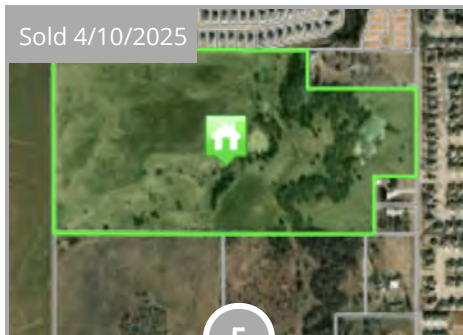


Sold 5/30/2025

NEC NW 10TH ST & CIMARRON RD

Yukon, OK 73099

Price:	\$4,500,000
Lot Size:	120.00 Acres
Price/Acre:	\$37,500.00

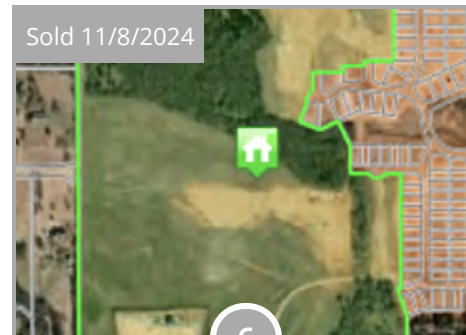


Sold 4/10/2025

11313 N COUNTY LINE ROAD

Yukon, OK 73099

Price:	\$3,300,000
Lot Size:	72.01 Acres
Price/Acre:	\$45,826.97



Sold 11/8/2024

SARA ROAD & NW 150TH STREET

Yukon, OK 73099

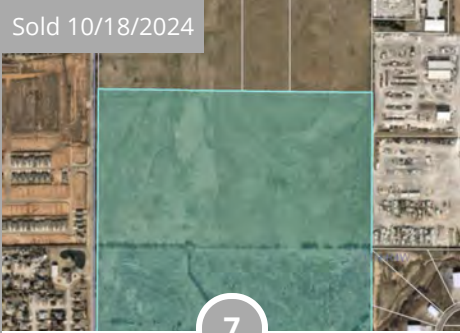
Price:	\$10,350,010
Lot Size:	160.00 Acres
Price/Acre:	\$64,687.56

PRIME DEVELOPMENT LAND FOR SALE

NW 150th Street & N Piedmont Road, Piedmont, 73078

SALE COMPAREABLES

Sold 10/18/2024



7

SW 15TH & S COUNTY LINE ROAD
Oklahoma City, OK 73128

Price:	\$10,588,000
Lot Size:	138.31 Acres
Price/Acre:	\$76,552.67

Sold 11/30/2022

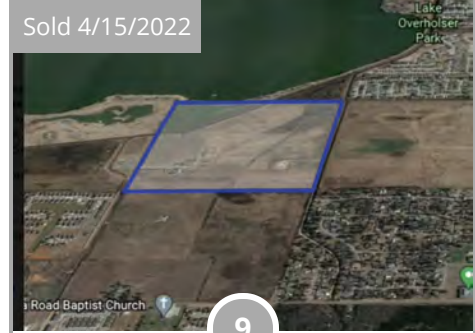


8

NW 63RD & N COUNCIL ROAD
Oklahoma City, OK 73132

Price:	\$3,150,000
Lot Size:	90.00 Acres
Price/Acre:	\$35,000.00

Sold 4/15/2022



9

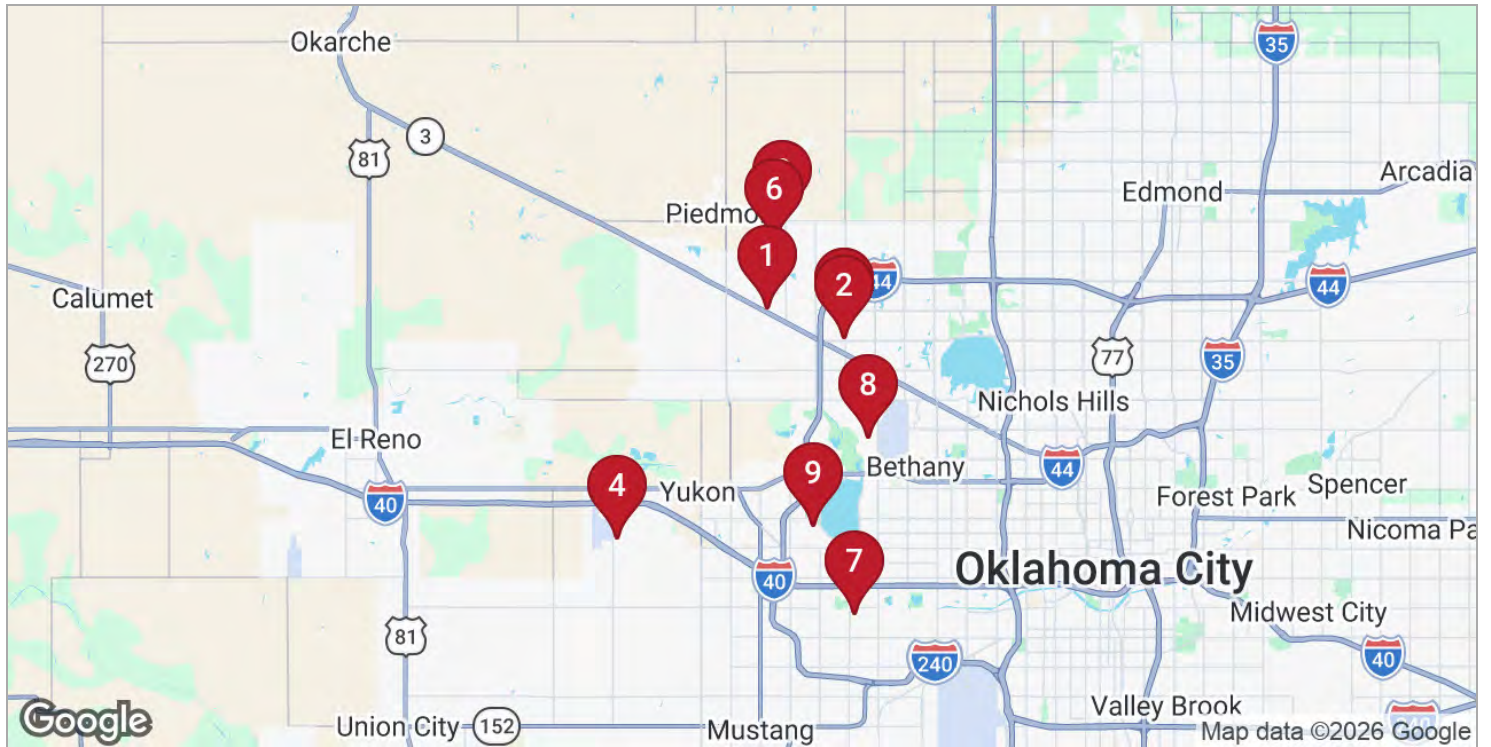
10500 NW 23RD STREET
Yukon, OK 73099

Price:	\$6,509,132
Lot Size:	152.00 Acres
Price/Acre:	\$42,823.24

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SALE COMPARABLES SUMMARY



	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/ACRE	DEAL STATUS
1	NW Expressway & Surrey Hills Yukon, OK	\$2,150,000	38.53 Acres	\$55,800.67	Sold 12/2/2025
2	9000 W Hefner Road Yukon, OK	\$1,800,000	31.40 Acres	\$57,324.84	Sold 8/4/2025
3	16236 N Sara Rd Piedmont, OK	\$1,600,000	42.35 Acres	\$37,780.40	Sold 7/7/2025
4	NEC NW 10th St & Cimarron Rd Yukon, OK	\$4,500,000	120.00 Acres	\$37,500.00	Sold 5/30/2025
5	11313 N County Line Road Yukon, OK	\$3,300,000	72.01 Acres	\$45,826.97	Sold 4/10/2025
6	Sara Road & NW 150th Street Yukon, OK	\$10,350,010	160.00 Acres	\$64,687.56	Sold 11/8/2024
7	SW 15th & S County Line Road Oklahoma City, OK	\$10,588,000	138.31 Acres	\$76,552.67	Sold 10/18/2024
8	NW 63rd & N Council Road Oklahoma City, OK	\$3,150,000	90.00 Acres	\$35,000.00	Sold 11/30/2022
9	10500 NW 23rd Street Yukon, OK	\$6,509,132	152.00 Acres	\$42,823.24	Sold 4/15/2022



ADVISOR BIOS

SECTION 5

PRIME DEVELOPMENT LAND FOR SALE

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CODY BEAT

Director, Brokerage & Advisory Services

cody@adeptcre.com

Direct: **405.831.0059**

PROFESSIONAL BACKGROUND

Upon graduating from college, Cody Beat embarked on his professional journey in the Oklahoma City real estate sector. He initially served as an Environmental Health & Safety Specialist at a prominent commercial real estate firm in the city. Drawing upon his knowledge of the commercial property management sector, he later transitioned to the brokerage realm. With his meticulous attention to detail and profound understanding of marketing, specializes in promoting commercial properties across a diverse array of traditional and digital channels. His primary focus lies in delivering exceptional representation for landlords and sellers. Notable clients in Cody's portfolio of clients include Heartland Development, London Investments, and Overland Charters.

Cody is married to his wife, Jessica, and they are blessed with a daughter named Adalyn, as well as two canine companions, Moose and Rocky. Both enthusiasts of golf, they are proud members of the Greens Golf & Country Club. In his leisure time, Cody delights in the outdoors, fitness activities, and the art of woodworking.

Career Highlights:

12701 N Santa Fe Avenue - \$43,000,000 | 3000 N Hemlock Circle - \$16,090,000 | 5500 SE 59th Street - \$5,100,000 | 3021 NE 50th Street - \$3,350,000 | 6205 S Sooner Road - \$3,275,000 | NW 63rd & Council 90 Acres - \$3,150,000 | 6209 & 6417 S Sooner Road - \$2,900,000 | 4820 SW 20th Street - \$2,850,000 | 4201 SW 29th Street - \$2,500,000 | 3000 N Hemlock Circle - 193,000 SF | 10500 W Reno - 84,000 SF | 16 S Penn Ave - 50,000 SF | 120 N Vermont - 48,500 SF | 397 N Harvard - 36,000 SF | 306 N Meridian Ave - 25,000 SF

EDUCATION

University of Central Oklahoma - Bachelor of Science in Industrial Safety and Marketing

MEMBERSHIPS

Commercial Real Estate Council

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ZACH MARTIN

Co-Founder & Partner

zach@adeptcre.com

Direct: **405.823.1644**

OK #151557

PROFESSIONAL BACKGROUND

Zach Martin serves as the Co-Founder and Managing Partner for ADEPT Commercial Real Estate specializing in acquisition and development in Oklahoma City. Martin began his commercial real estate career in 2005. After several years as a successful commercial real estate broker, Martin began purchasing and redeveloping mixed-use buildings in both Bricktown and downtown OKC's Film Row District. Martin was recognized as a member of OKC's most successful "Forty Under 40" achievers, he has twice won the CoStar "Transaction of the Year" award, and also twice received awards from the Urban Land Institute in honor of his downtown OKC development projects, all while serving on the Board of Directors for the City Rescue Mission. For the past decade, Martin has primarily focused on the acquisition of industrial buildings throughout the Greater Oklahoma City area.

CAREER HIGHLIGHTS

\$5,000,000 sale of 1300 N Walker | \$7,000,000 redevelopment of 16 S Penn Complex | \$13,500,000 sale of 4801 Gaillardia Parkway in Oklahoma City | The sale of the 100,000 SF Century Center Mall in Downtown Oklahoma City | \$18,000,000 redevelopment of the historic Mideke Building in Bricktown Oklahoma City | \$80,000,000 Development of West Village Apartments Downtown OKC | \$6,500,000 sale of Lake Park Office Tower in Oklahoma City | \$6,500,000 sale of the historic Oklahoma Hardware building in Bricktown Oklahoma City | \$6,400,000 sale of the historic Kingman building in Bricktown Oklahoma City | \$5,800,000 sale of the Bricktown Oklahoma City Central Buildings located at 120 E Sheridan Avenue in Bricktown | \$1,450,000 sale of an industrial building located at 901 W California in downtown Oklahoma City | \$4,600,000 sale of Riverwalk shopping center in Moore | \$8,000,000 sale of 4700 Gaillardia Parkway in Oklahoma City | \$4,000,000 development - Oklahoma Municipal Assurance Group Building, Edmond | \$4,200,000 sale of 3700 and 3800 Classen Boulevard in Oklahoma City | \$3,750,000 sale of The Expressways office building located at 2525 N.W. Expressway in Oklahoma City | \$3,500,000 sale of the Integris Family Care Building located at 1700 Renaissance Boulevard in Edmond, Oklahoma | \$2,225,000 sale of an office building located at 1401 S. Douglas in Midwest City | \$1,225,000 sale of 417 Dean A. McGee office building in Oklahoma City | \$1,550,000 sale of the Belle Isle Church Building in Oklahoma City | \$2,000,000 sale of the Flag Pole Lot development site in Bricktown | \$1,300,000 sale of an office building at 4233 Charter Avenue in Oklahoma City | \$1,040,000 sale of an industrial building located at 2 NW 6th in downtown Oklahoma City | \$1,730,000 sale of RBA Architects building | Leased over 225,000 square feet of office space at the First National Center to Devon Energy

EDUCATION

University of Central Oklahoma

Language fluencies: English and Spanish

MEMBERSHIPS



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ANDREW HWANG, ESQ

Co-Founder & Partner

andrew@adeptcre.com

Direct: **734.223.6284**

OK #170740

PROFESSIONAL BACKGROUND

Andrew Hwang is a real estate professional with over sixteen years of experience in commercial real estate investments, brokerage, and development. As the Co-Founder and Managing Partner for Adept Commercial Real Estate, which owns and manages a real estate portfolio consisting of industrial, retail, and office, Andrew oversees all acquisitions, marketing/leasing, and serves as the managing broker. In addition, he is an Of Counsel Real Estate Attorney with Riggs, Abney, Neal, Turpen, Orbison & Lewis.

Andrew is a member of Frontline Church, serves on the school board for Westminster School, enjoys playing golf at Twin Hills Golf & Country Club, and is recreational marathon runner. He is married to his wife, Sophia, and together, they have four young children (A), Zeke, Auggie, and Lia).

EDUCATION

University of Michigan-Ann Arbor - BA Economics

University of Oklahoma College of Law - Juris Doctor

MEMBERSHIPS

Oklahoma Bar Association | Urban Land Institute | Commercial Real Estate Council | Leadership OKC Class XXXVI - Alumni | University of Michigan-OKC Alumni Association - President | University of Michigan-OKC Scholarship Endowment - Trustee | Frontline Church - Finance Council | Westminster School - Trustee