

DEVELOPMENT PAD SITE

19241 N Pennsylvania Ave, Edmond, OK 73012

PRIME DEVELOPMENT OPPORTUNITY | LARGE 0.77 ACRE LOT | HIGH TRAFFIC AREA - 12,000± VPD



ADRIAN STEPIEN

Senior Associate
714.849.5947
astepien@primenetlease.com

MICHAEL MATUSIK

Vice President
714.874.4004
mmatusik@primenetlease.com

PAUL MATUSIK

President
714.875.2400
pmatusik@primenetlease.com

BRIAN BROCKMAN

State Broker of Record
513.898.1551
Brian@bangrealty.com

PRICE
\$575,000

PROPERTY INFORMATION

Address	19241 N Pennsylvania Ave Edmond, OK 73012
Zoning	C-3 PUD-1205
APN	16-859-1215
Lot Size	0.77 Acres (33,541 SF)
Traffic Count	12,000± VPD
Ownership	Fee Simple



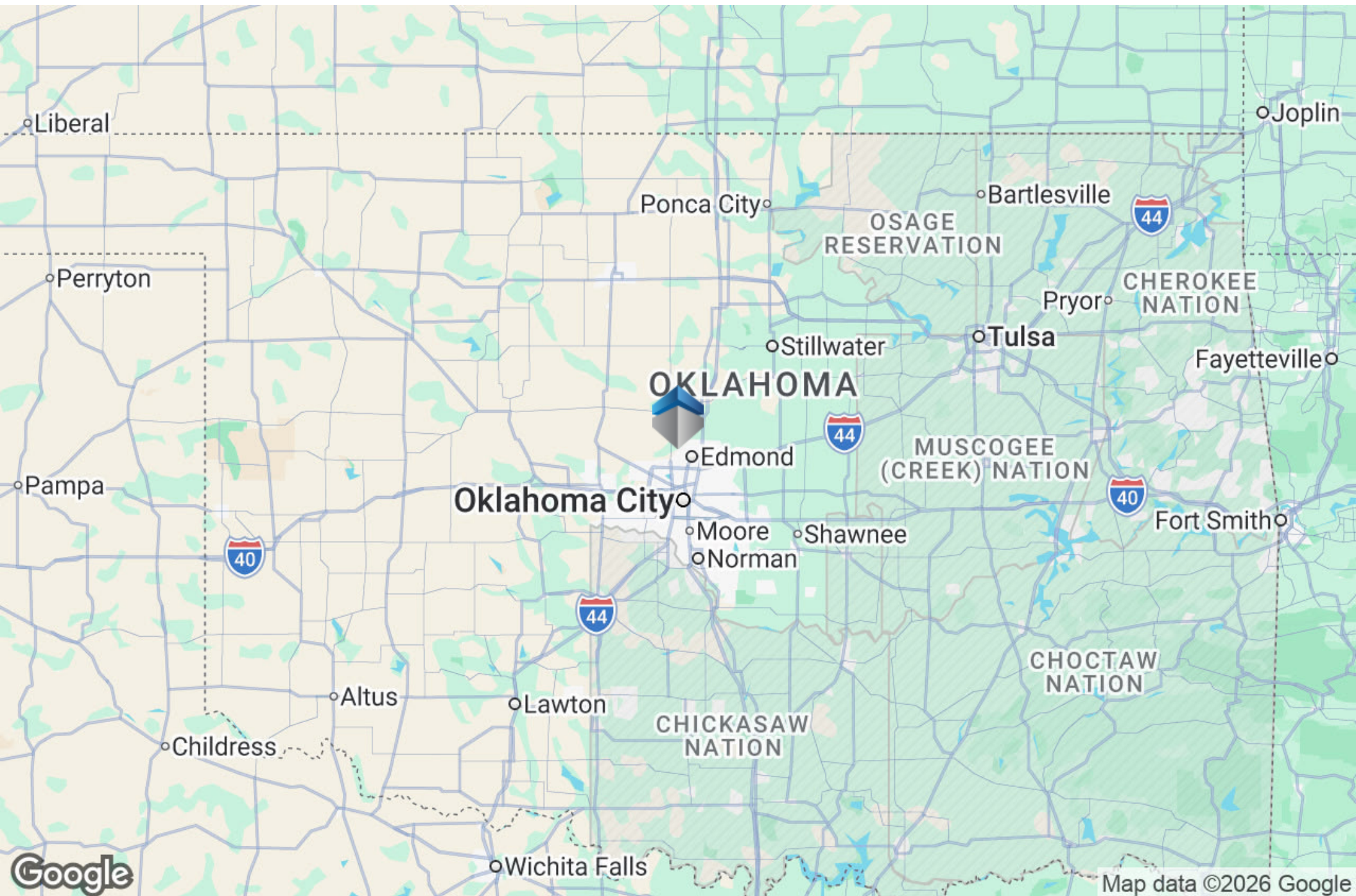
INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **ADJACENT 184-UNIT MULTIFAMILY DEVELOPMENT** – A new 184-unit affordable multifamily community is under construction directly bordering the property, with first units delivering in Summer 2027. This new development will create a built-in customer base and further enhance the property's long-term retail and commercial potential.
- **SPACIOUS LOT** – 0.77-acre lot (approx. 33,541 SF) offering ample space for various development opportunities.
- **PRIME LOCATION** – Situated just south of Casey's on the SW corner of Penn & NW 192nd, with direct site lines to the intersection.
- **EXCELLENT FRONTAGE** – Features 134 feet of frontage and 250 feet of depth, providing great visibility and accessibility.
- **CROSS ACCESS WITH CASEY'S** – Convenient cross access with neighboring Casey's, enhancing traffic flow and ease of access.
- **STRONG DEMOGRAPHICS** – Located within a high-demand corridor with robust household incomes and a growing population.
- **HIGH-TRAFFIC AREA** – Positioned near a bustling intersection with significant exposure that sees 12,000+ VPD, attracting potential customers and boosting development potential.



REGIONAL MAP



RETAILER MAP



MARKET OVERVIEW

Edmond, Oklahoma (ZIP code 73012) is a vibrant suburban community located just north of Oklahoma City. Known for its excellent schools, family-friendly atmosphere, and picturesque neighborhoods, Edmond offers a balance of suburban living with convenient access to urban amenities.

The area boasts a range of housing options, from established neighborhoods to new developments, with the median home sale price in 73012 currently around \$332,000. Edmond is also home to popular residential communities such as Rose Creek and Coffee Creek, which are known for their high-quality amenities and well-maintained properties. As a growing city with a thriving real estate market, 73012 is an attractive area for developers looking to capitalize on both residential and commercial opportunities.

Education is a key focus in Edmond, with Edmond Public Schools and Deer Creek Public Schools offering high-quality education options. The area is home to strong public and private schools, making it particularly appealing to families. Additionally, the proximity to the University of Central Oklahoma provides access to higher education and a vibrant college atmosphere.

With a population of around 41,289 residents, Edmond is a growing community with a strong sense of pride. The area enjoys a median household income of \$123,528, contributing to a stable and affluent population. The city's commitment to public art and community engagement fosters a welcoming environment for both individuals and families.

Edmond also provides residents with ample recreational opportunities, including parks, trails, and community events. The city's motto, "A Great Place To Grow," reflects its focus on creating a livable and thriving environment for all.



DEMOGRAPHICS

3-MILE KEY FACTS



59,898

POPULATION



35.8

AVERAGE AGE



\$256,165

MEDIAN HOUSEHOLD VALUE

BUSINESSES



1,523

BUSINESSES



8,905

EMPLOYEES

INCOME



\$105,691

MEDIAN HH INCOME



\$126,304

AVERAGE HH INCOME

	3 MILES	5 MILES	10 MILES
Current Population	59,898	133,777	355,215
2029 Population	61,409	137,364	368,074
Employees	8,905	63,921	186,366
Total Businesses	1,523	7,624	22,813
Average Household Income	\$126,304	\$107,476	\$104,183
Median Household Income	\$105,691	\$81,926	\$76,662
Average Age	35.8	35.5	37.1
Households	21,306	52,726	143,539
Average Housing Unit Value	\$256,165	\$259,597	\$255,601

CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Edmond Pad Site ("property"). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

19241 N PENNSYLVANIA AVE

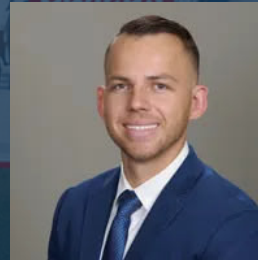
EDMOND, OK 73012

EXCLUSIVELY PRESENTED BY



ADRIAN STEPIEN
Senior Associate

Direct | 714.849.5947
Fax | 717.797.0004
E-mail | astepien@primenetlease.com



MICHAEL MATUSIK
Vice President

Direct | 714.874.4004
Fax | 717.797.0004
E-mail | mmatusik@primenetlease.com



PAUL MATUSIK
President

Direct | 714.875.2400
Fax | 717.797.0004
E-mail | pmatusik@primenetlease.com



BRIAN BROCKMAN
State Broker of Record

Direct | 513.898.1551
Fax |
E-mail | Brian@bangrealty.com

In association with: Bang Realty-Oklahoma Inc #177814

