



**JR FULTON  
& ASSOCIATES, LLC**

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

**OFFERED EXCLUSIVELY  
BY: J. R. "Bud" FULTON**

**TYPE PROPERTY: RETAIL/OFFICE – COMMERCIAL LAND**

**LOCATION: Air Depot and north of Danforth  
Edmond OK 73034**

**GENERAL INFO: Zoned E-1 for listed property and anything listed under D-2 & D-3.  
Water along Air Depot, Sewer along Danforth, Gas and Electric  
services on site.**

**1,632.69 ft. x 440 ft.**

**Tract A has been sold and will be developed into single family homes. Tract B is under contract with the corner and some boundary land being commercial and the balance in multifamily and condos. Tract C has been sold and is being developed now.**

**There is a 40 ft. utility and road easement along the south boundary of tract 4, a 40 ft. easement along the north and south boundary of tract 3, and a 40 ft. easement along the north and south boundary of tract 2.**

**LAND AREA: 16.87 Acres**

**FOR SALE: \$2,572,000 / \$3.50 p/sq. ft.  
Owner will divide into 6.674 acre tracts as shown. Price for each tract 2, 3 or 4 depends on which tract is being considered.  
The south ½ of tract 2 has been sold leaving the north ½ of approximately 3.5 Acres.**

**FOR ADDITIONAL INFORMATION CONTACT: J. R. "Bud" FULTON, CCIM - SIOR  
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P.O.B. TRACT 4  
P.O.C. SINGLE FAMILY TRACT,  
TRACTS 1, 2, 3, &  
MIXED USE TRACT, NW  
Cor., SW/4, Sec. 22,  
T-14-N, R-2-W, L.M.,  
FOUND P.

P.O.B. SINGLE FAMILY TRACT

2443.15' W69°25'00"E  
2043.78'

Found Cap  
Center Section 22

274,218,808 S.F.  
6,295 Ac.±

4

TOTAL TRACT  
2,762,752,395 S.F.  
63,378 Ac.±  
OUT OF FLOODPLAIN  
2,401,755,550 S.F.  
55,263 Ac.±  
IN FLOODPLAIN  
361,006,845 S.F.  
8,108 Ac.±

Exception #13. Easement in favor of  
City of Edmond, recorded in Book 8130, Pg.  
1354 and Book 12569, Pg. 567.

Approximate location of Utility and Road  
Easement 40 ft. on each side of property lines as  
shown.

Exception #14. Easement in favor of  
City of Edmond, recorded in  
Book 10940, Page 1328.

P.O.B. TRACT THREE

274,218,808 S.F.  
6,295 Ac.±

3

**A**

P.O.B. MIXED USE TRACT

P.O.B. TRACT TWO

274,218,809 S.F.  
6,295 Ac.±

2

**B**

Exception #15. Statutory  
Right of Way in favor of  
the State of Oklahoma,  
along its section lines.

**SOLD**

P.O.B. TRACT ONE

TOTAL TRACT  
274,523,137 S.F.  
6,303 Ac.±  
OUT OF FLOODPLAIN  
239,054,228 S.F.  
5,490 Ac.±  
IN FLOODPLAIN  
35,478,909 S.F.  
813 Ac.±

**B**

TOTAL TRACT  
1,807,263,426 S.F.  
41,489 Ac.±  
OUT OF FLOODPLAIN  
1,184,712,48 S.F.  
27,197 Ac.±  
IN FLOODPLAIN  
622,550,946 S.F.  
14,292 Ac.±

CITY OF EDMOND  
100-YR REGULATORY FLOODPLAIN

TOTAL TRACT  
26,9070 Acres±

TRACT OUT OF FLOODPLAIN  
21,8177 Acres±

**C**

Exception #13. Easement in favor of  
City of Edmond, recorded in Book 9130, Pg.  
1354 and Book 12569, Pg. 567.

P.O.B.

Tract in Floodplain

P.O.B. TOTAL TRACT 4  
TRACT OUT OF FLOODPLAIN

P.O.C. TRACT IN FLOODPLAIN  
SE Cor., SW/4, Sec. 22,  
T-14-N, R-2-W, L.M.

Found P  
SW/4 Corner

146,172,544 S.F.  
3,326 Ac.±

2632.22' S86°11'02"W  
413.33'

Set PK No.1  
Over Cross Drain

Found PK No.2  
S/4 Corner