



**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.**

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