

Build To Suit / Ground Lease - Shoppes at East Covell

2664 Exchange Dr (SW/Corner I-35 & E Covell Rd), Edmond, OK 73034



LAND SPACE NOW AVAILABLE

Available SF:	2,000 SF - Buildable
Lease Rate:	Negotiable
Lot Size:	0.57 - 0.75 Acres
Sub Market:	Edmond

PROPERTY OVERVIEW

Build-To-Suit or Ground Lease opportunity with I-35 frontage near Covell. The site could be 2,000 square feet buildable with .57 to .75 acres of development. The land is located at Covell and I-35 directly adjacent from and Hilton Garden Inn Convention Center & Hotel and the approved Edmond Sports Complex.

The Property is located just south of Starbucks, expected to be completed Spring of 2018, just a few miles from the newly developed Mercy Hospital and Integris Baptist Hospital.

LOCATION OVERVIEW

082417

The land is located near 2664 Exchange Dr. in Edmond, Oklahoma. The commercial development land sits on the southwest corner of I-35 and Covell in Edmond, Oklahoma. Edmond schools are expanding an Edmond East High School in the area, just east of the property.

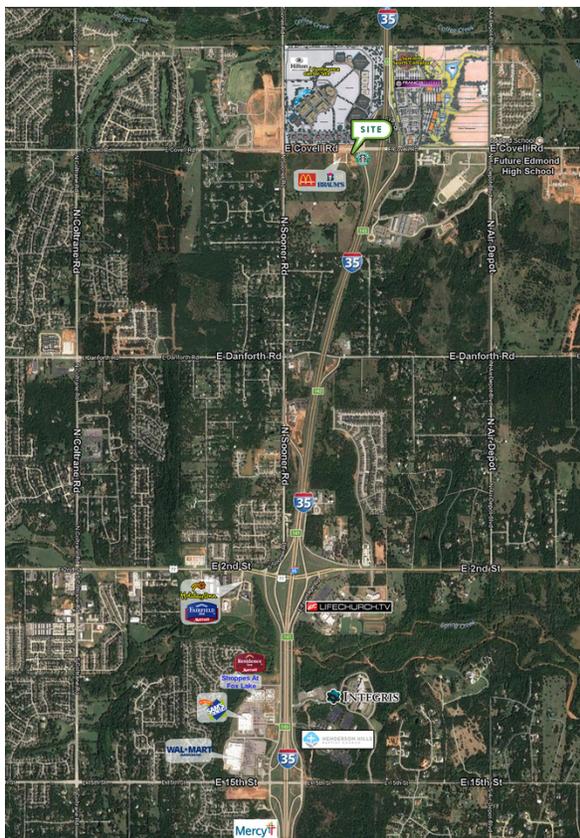
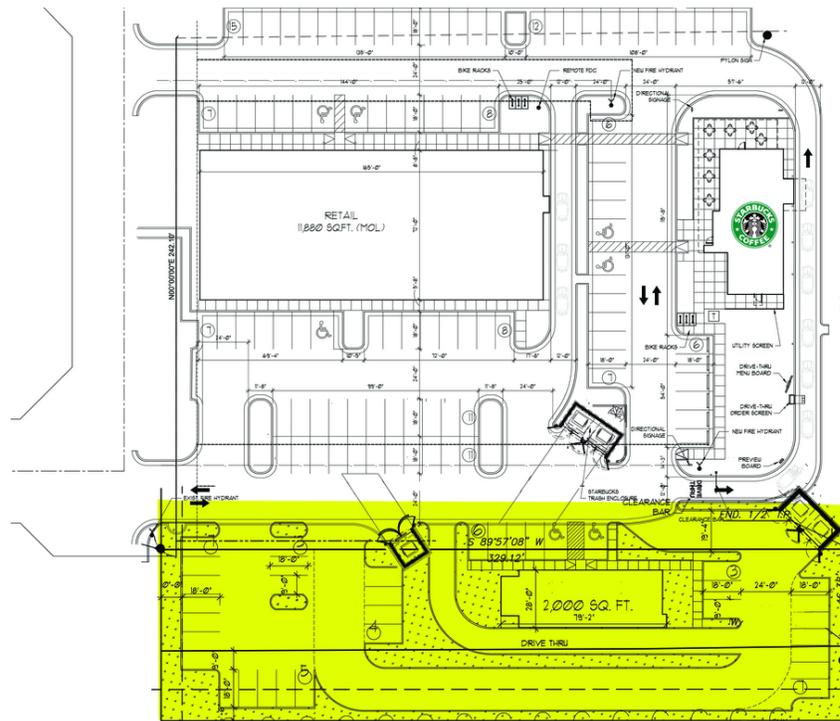
FOR MORE INFORMATION, CONTACT

Phillip Mazaheri, CCIM
pmazaheri@pricedwards.com
 405.239.1221
 210 Park Ave, Suite 700
 Oklahoma City, OK 73102
www.pricedwards.com

George Williams
gwilliams@pricedwards.com
 405.239.1270
 210 Park Ave, Suite 700
 Oklahoma City, OK 73102
www.pricedwards.com

Build To Suit / Ground Lease - Shoppes at East Covell

2664 Exchange Dr (SW/Corner I-35 & E Covell Rd), Edmond, OK 73034



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	51,832
Population Density	51,832
Median Age	36.1
Median Age (Male)	34.3
Median Age (Female)	37.7
Total Households	19,273
# of Persons Per HH	2.7
Average HH Income	\$105,476
Average House Value	\$326,205

TRAFFIC COUNTS (per ACOG-ODOT)

I-35	north	58,300
I-35	South	68,580
E Covell	east	1,226
E Covell	west	8,044