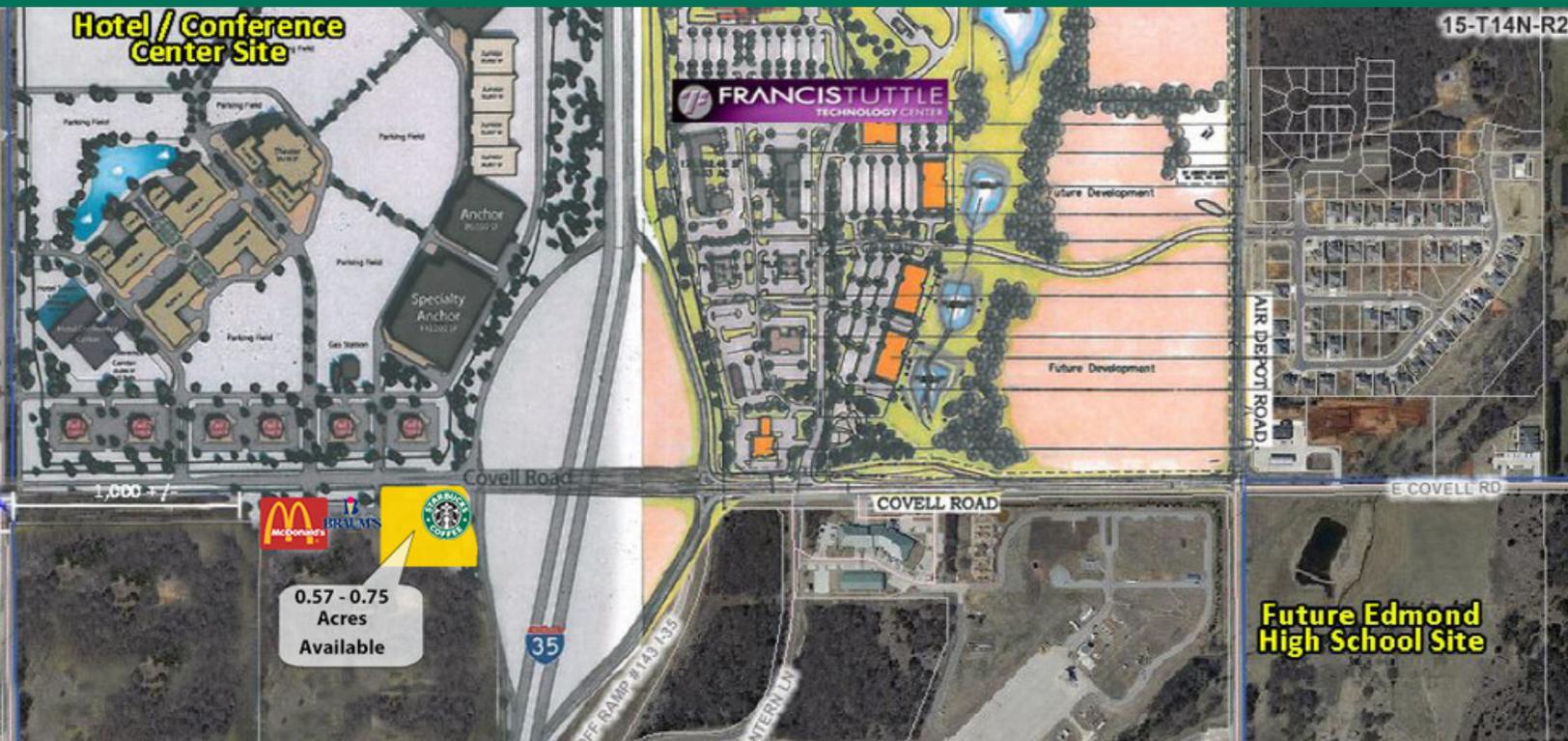


BUILD TO SUIT / GROUND LEASE - SHOPPES AT EAST COVELL

2664 EXCHANGE DR, EDMOND, OK 73034



PROPERTY DESCRIPTION

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, just a few miles from the Mercy Hospital and Integris Baptist Hospital.

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.

OFFERING SUMMARY

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

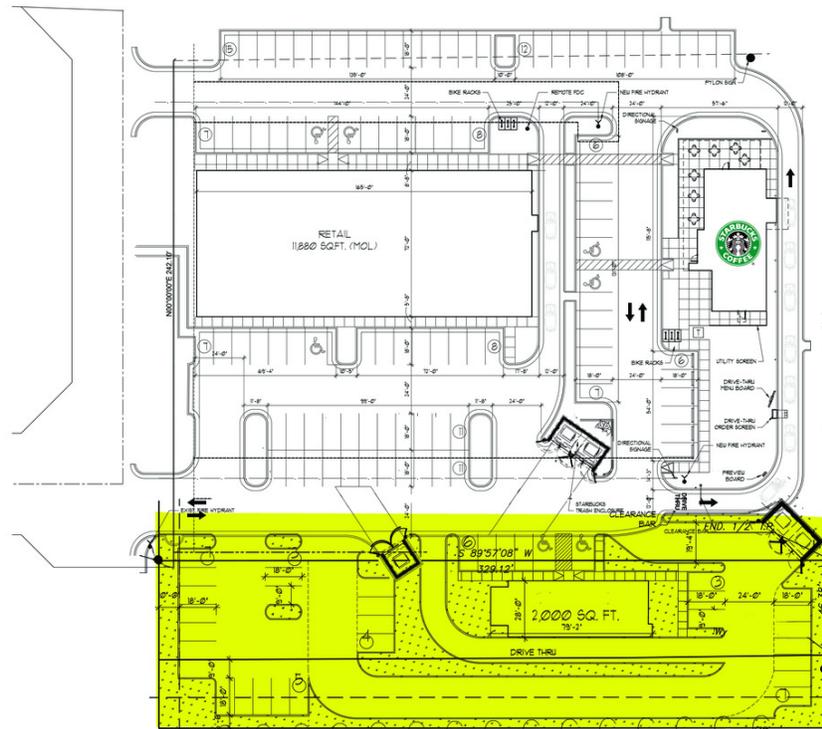
GEORGE WILLIAMS, CCIM

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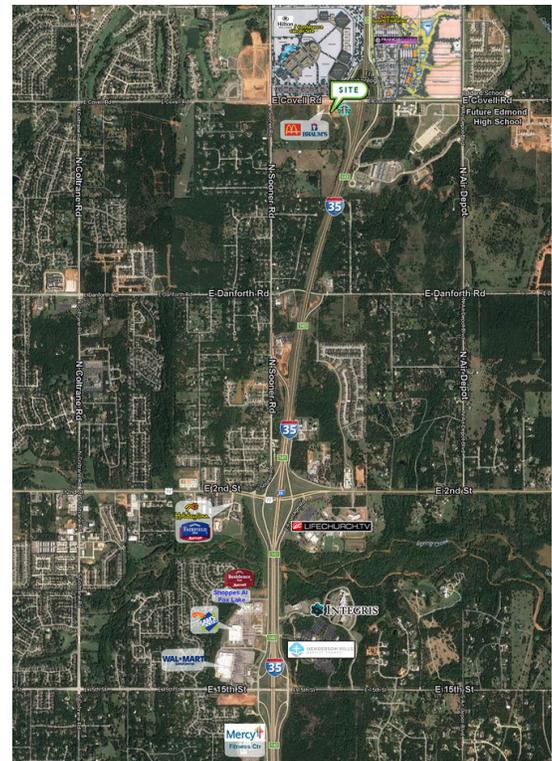


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,678	16,338	51,832
Average Age	43.7	38.2	36.1
Average Age (Male)	42.7	35.1	34.3
Average Age (Female)	44.2	40.6	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	571	6,017	19,273
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$162,610	\$128,216	\$105,476
Average House Value	\$326,759	\$351,312	\$326,205

2020 American Community Survey (ACS)

022526



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