

18.68 ACRES ON NE HARD CORNER

E DANFORTH RD & N COLTRANE RD, EDMOND, OK 73034



18.68 Acres - MOL

PROPERTY DESCRIPTION

911' of Frontage Along E Danforth Rd and 893' of Frontage Along N Coltrane Rd

Prime Commercial Land-Development ready

All Utilities to Site

Located in heart of Edmond's most rapidly growing neighborhoods

Strong Demographics

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$13,900,000
Lot Size:	18.68 Acres
Price/Acre:	\$744,111
Zoning:	E-2/D1

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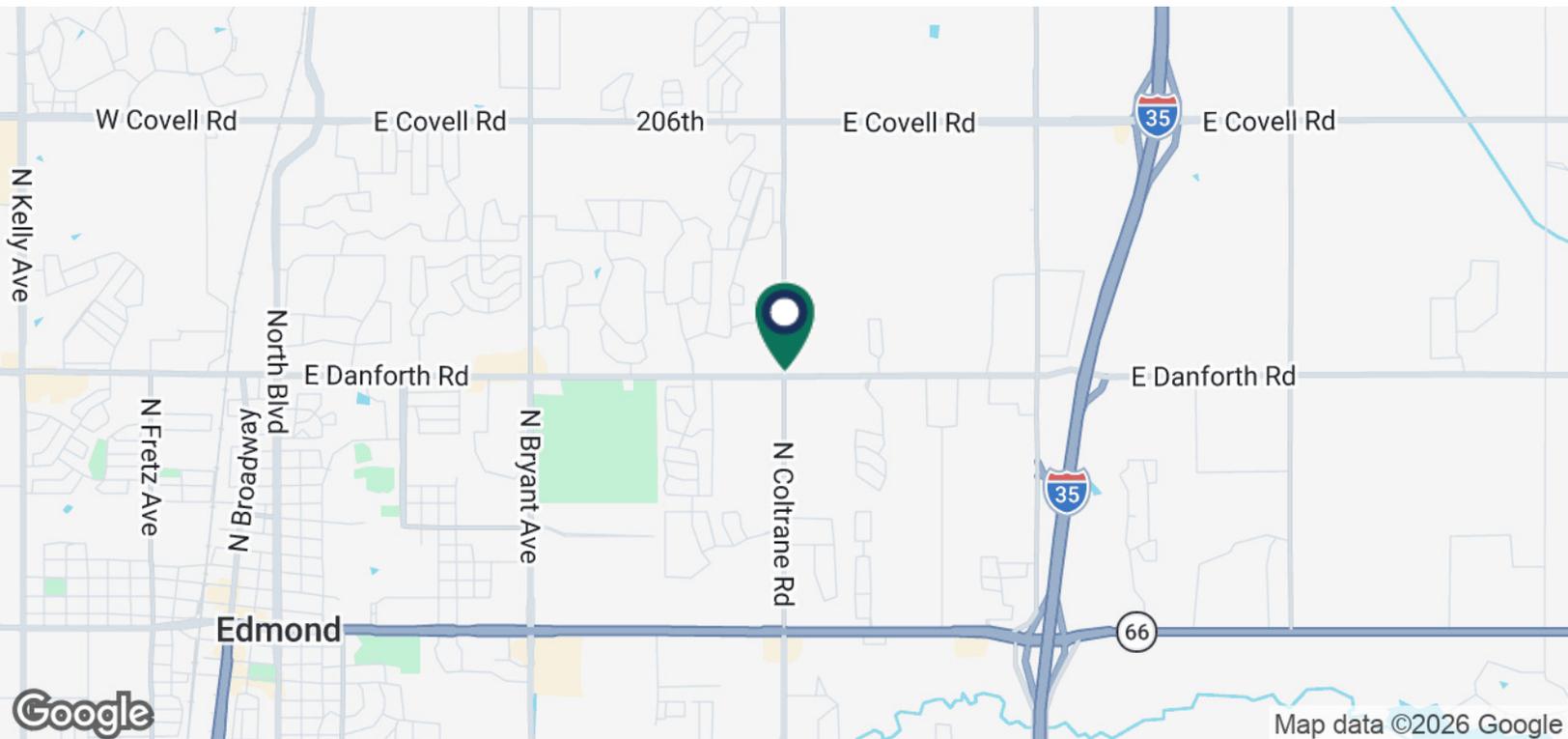
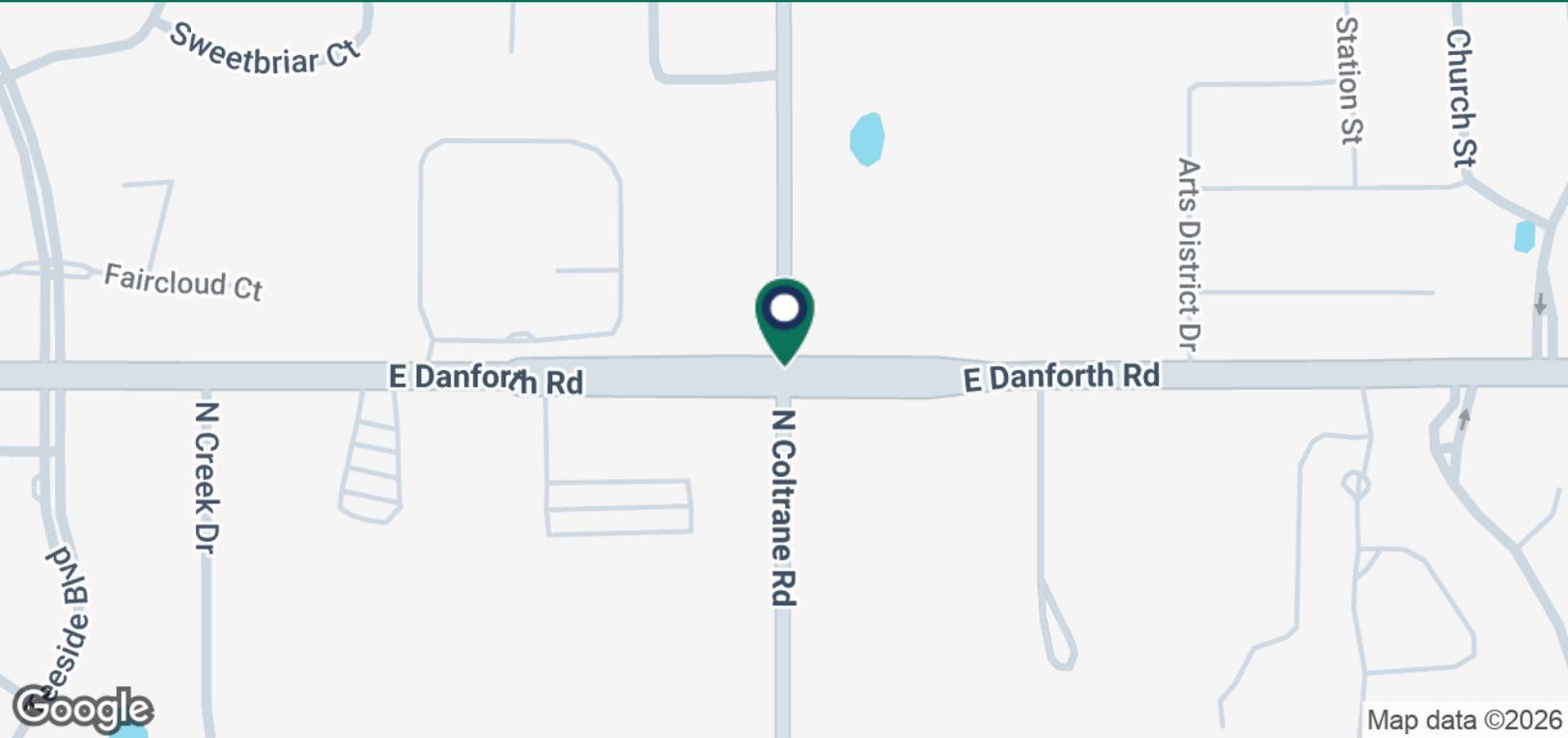
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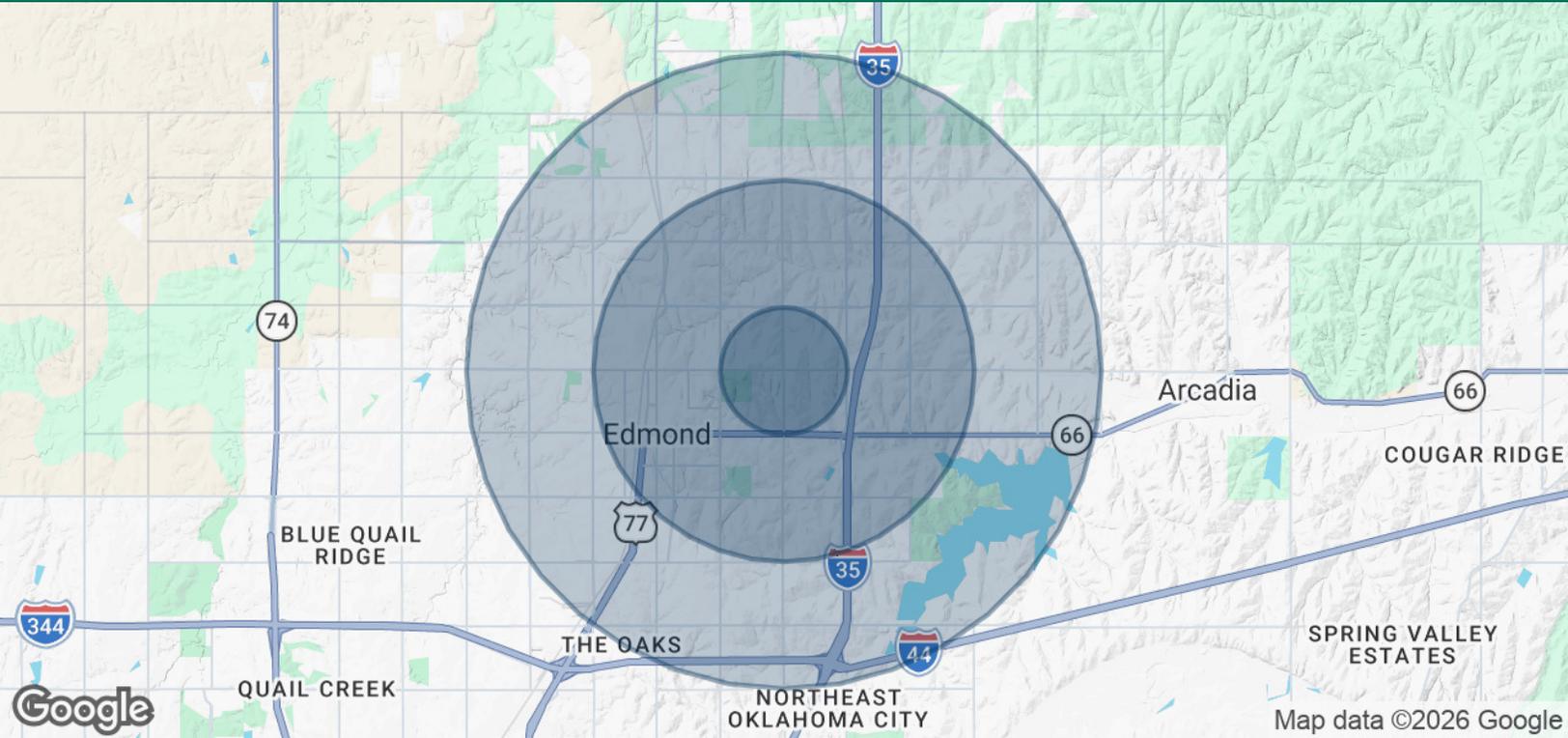
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POPULATION 1 MILE 3 MILES 5 MILES

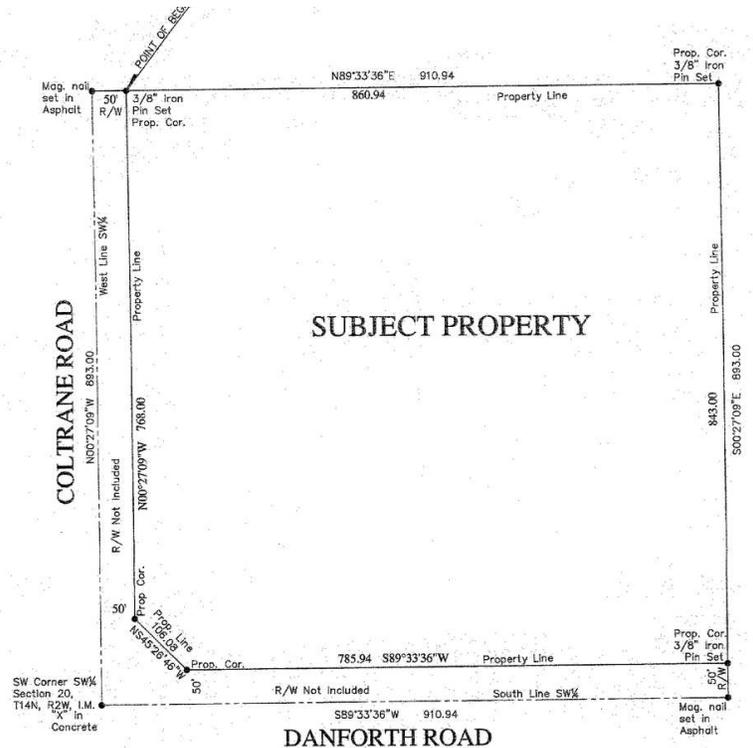
Total Population	4,676	37,208	88,625
Average Age	38.7	34.4	34.0
Average Age (Male)	32.2	32.1	32.2
Average Age (Female)	43.9	36.5	35.8

HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILES

Total Households	1,783	14,088	33,433
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$113,711	\$95,234	\$90,603
Average House Value	\$276,879	\$302,302	\$268,901

2020 American Community Survey (ACS)

02202026



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