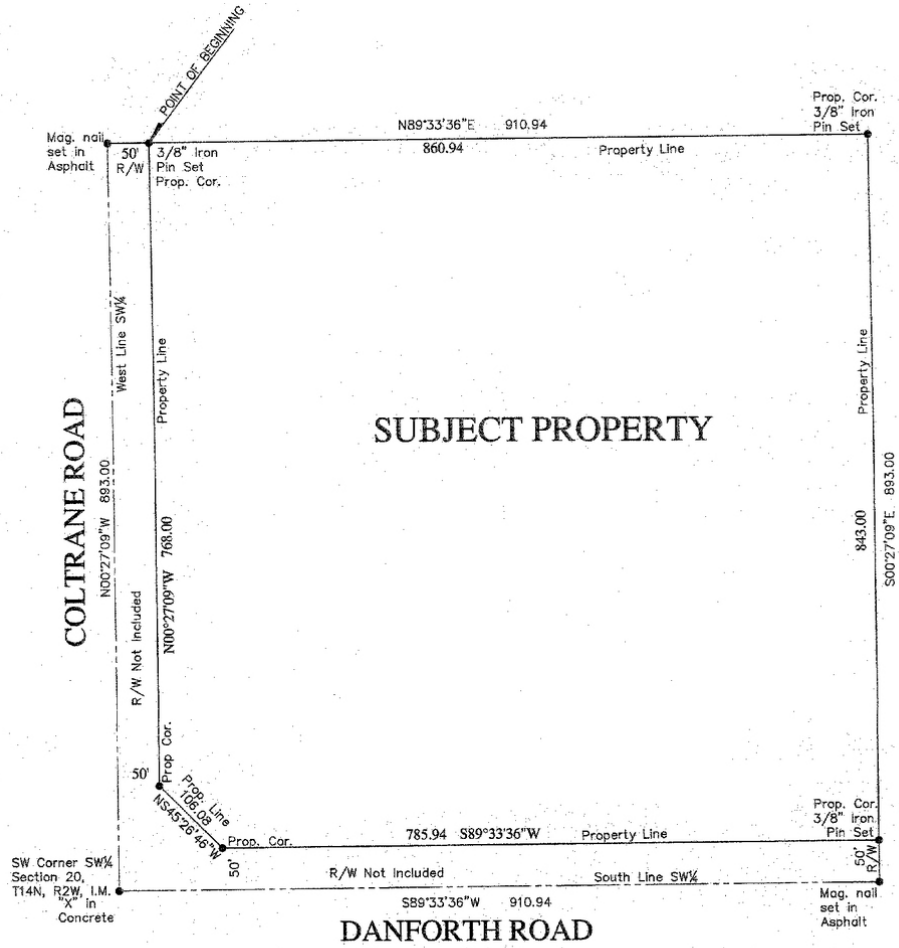


18.68 ACRES ON NE HARD CORNER

E Danforth Rd & N Coltrane Rd, Edmond, OK 73034



LAND SPACE NOW AVAILABLE

Sale Price: \$8,950,700.00
(\$11.00 psf)

Lot Size: 18.68 Acres
(813,700.8 sq ft)

Zoning: E-2/D1

Sub Market: Edmond

COMMENTS

911' of Frontage Along Danforth and 893' of Frontage Along Coltrane, All Utilities to Site

Prime Commercial Land-Development ready

Located in heart of Edmond's most rapidly growing neighborhoods

Strong Demographics 010519

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	88,625
Population Density	88,625
Median Age	34.0
Median Age (Male)	32.2
Median Age (Female)	35.8
Total Households	33,433
# of Persons Per HH	2.7
Average HH Income	\$90,603
Average House Value	\$268,901

TRAFFIC COUNTS (per ACOG)

N Coltrane Rd	north	7,034
N Coltrane Rd	south	9,637
E Danforth Rd	east	9,692
E Danforth Rd	west	16,238

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.