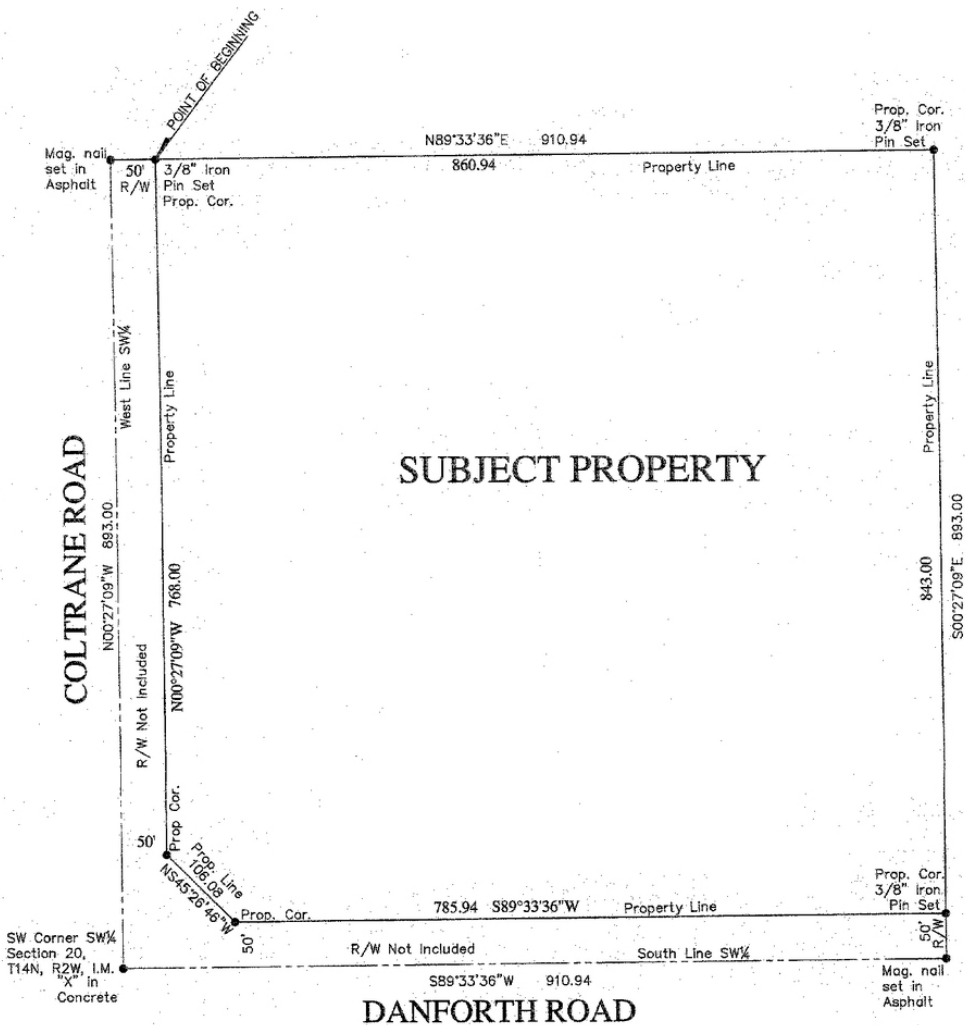


18.68 ACRES ON NE HARD CORNER

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



LAND SPACE AVAILABLE

Sale Price:	\$5,190,000
Lot Size:	18.68 Acres
Sq Ft:	813,700.8 Sq Ft +/-
Zoning:	E-2/D1
Sub Market:	Edmond
	04232020

COMMENTS

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

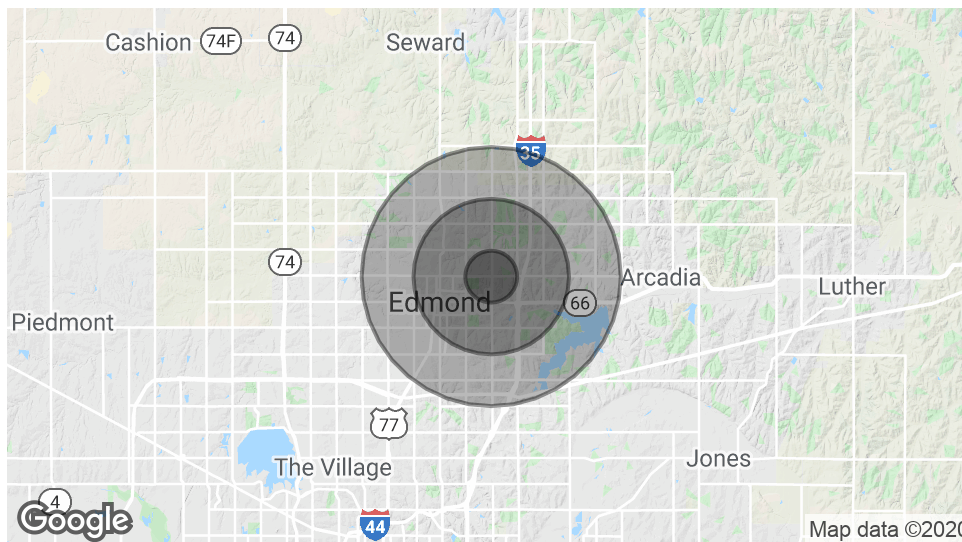
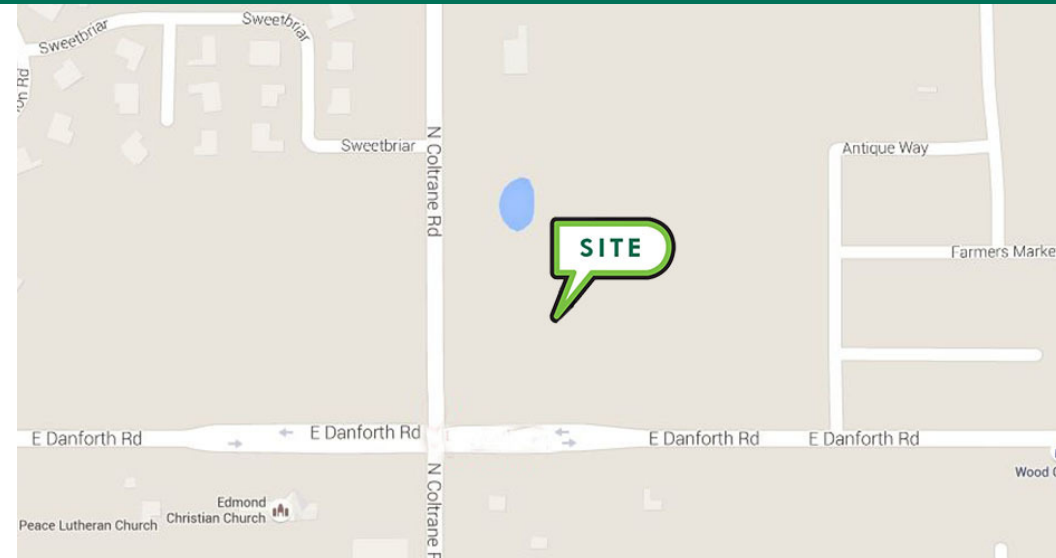
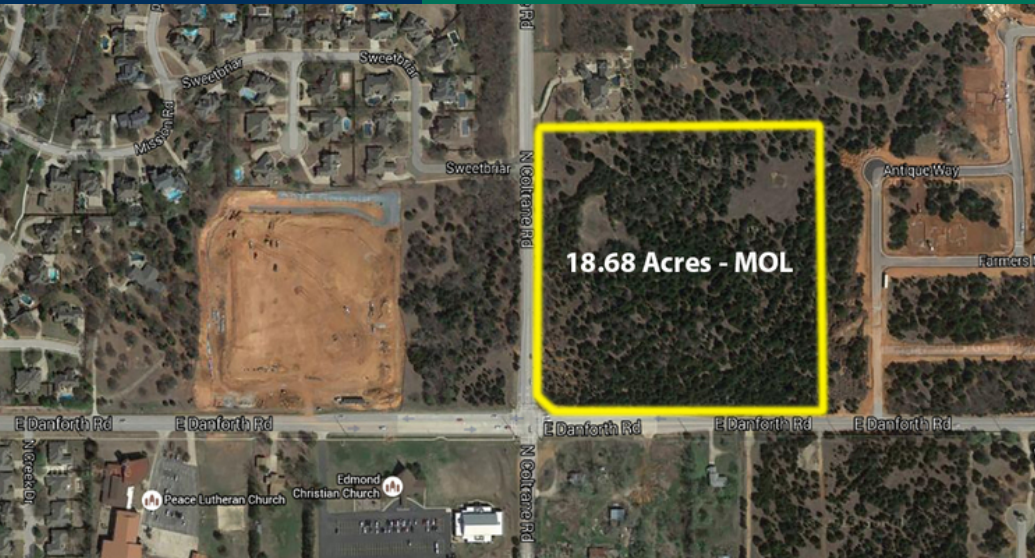
Strong Demographics

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Total Population	88,625
Population Density	88,625
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 South	7,034 9,637
E Danforth Rd	East West	9,692 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.