

# 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
	08032020

## 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

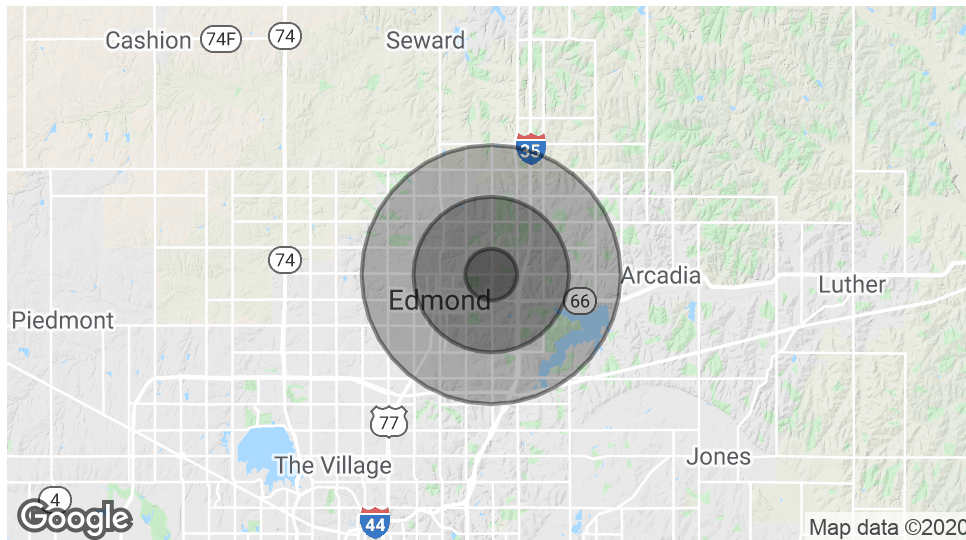
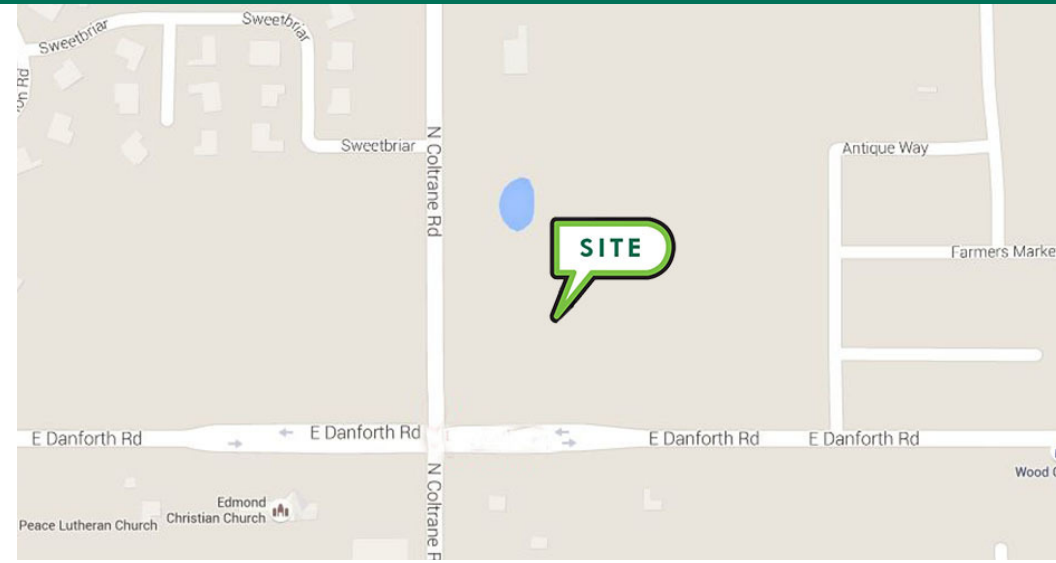
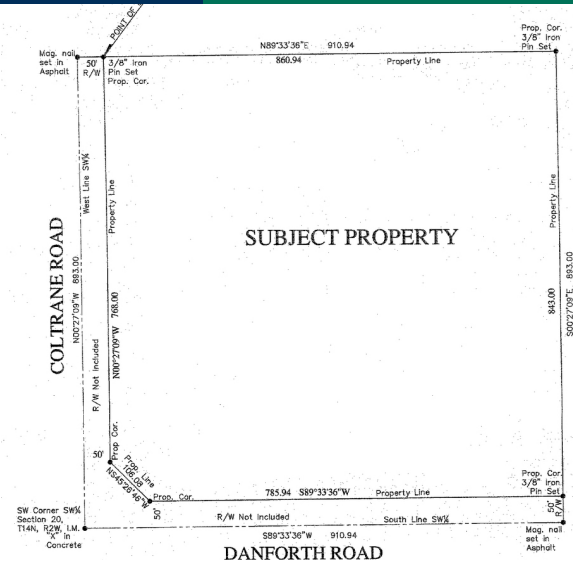
Located in heart of Edmond's most rapidly growing neighborhoods

Strong Demographics

**CORDELL C. BROWN, CCIM, CIPS**  
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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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