

18.68 Acres - MOL

OFFERING SUMMARY

Sale Price:	\$11,900,000
Lot Size:	18.68 Acres
Price / Acre:	\$637,045
Zoning:	E-2/D1
Submarket:	Edmond
	040522

PROPERTY OVERVIEW

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

Prime Commercial Land-Development ready

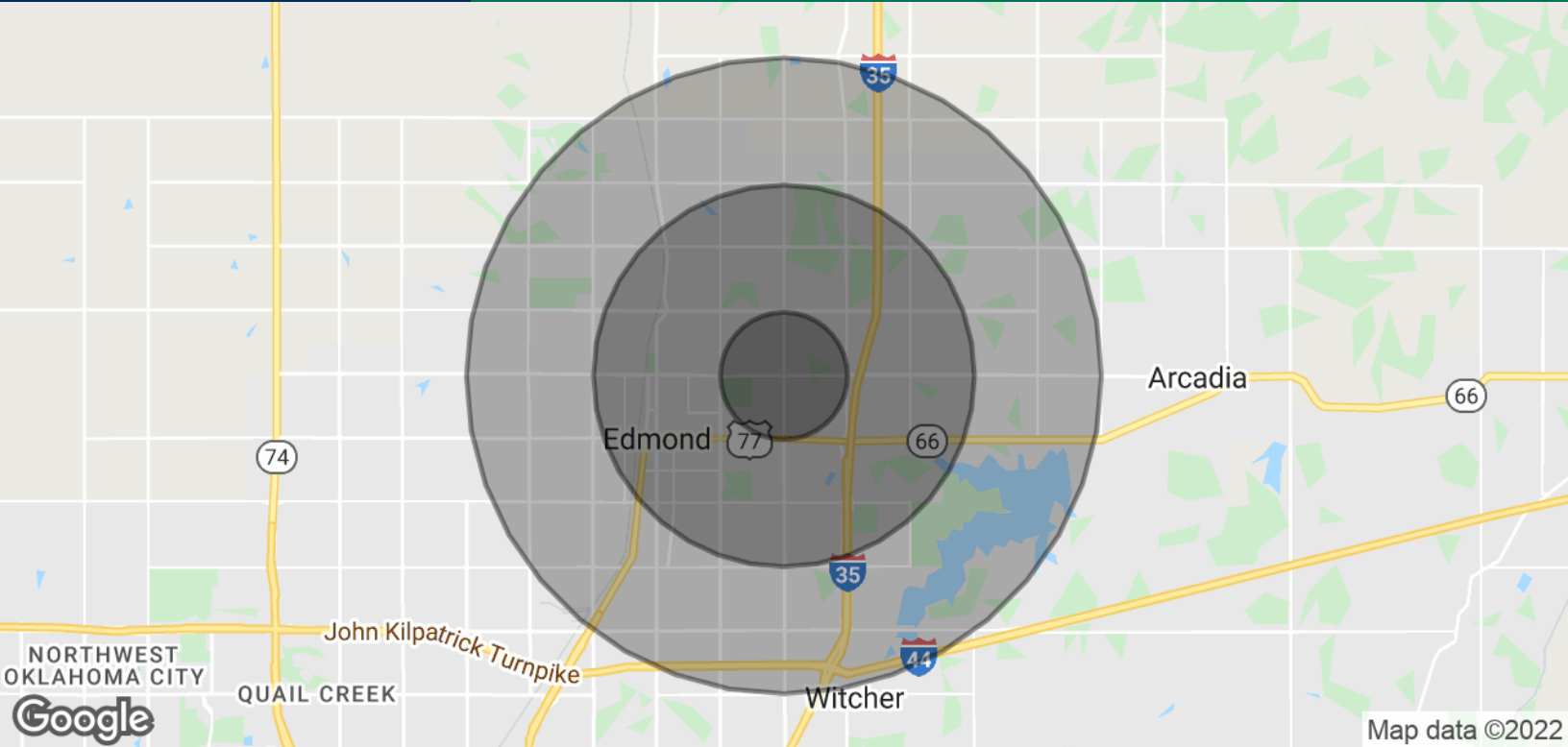
All Utilities to Site

Located in heart of Edmond's most rapidly growing neighborhoods

Strong Demographics

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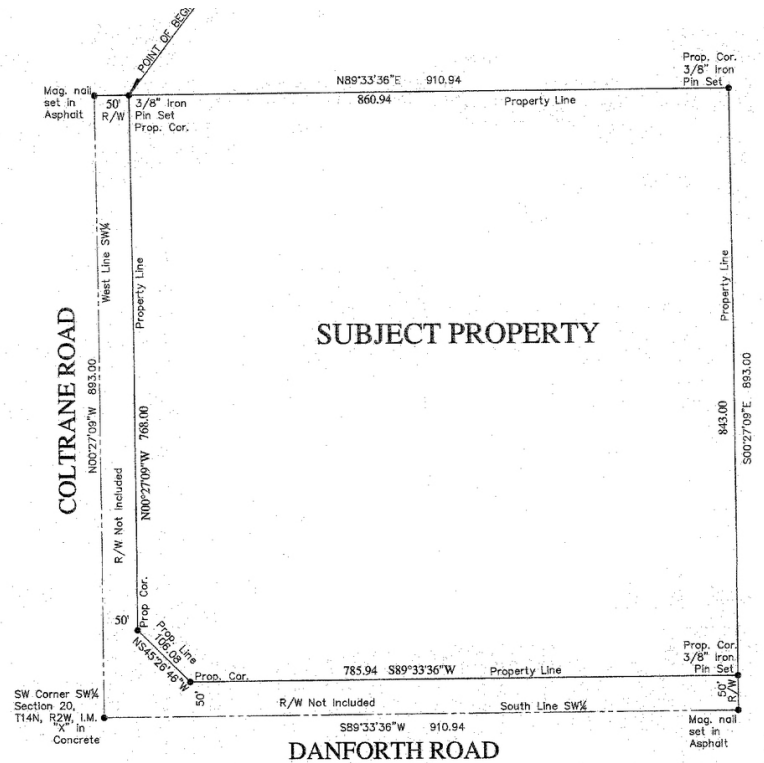
POPULATION

	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

* Demographic data derived from 2010 US Census



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