

Land At Covell Rd & N Boulevard Ave | 6.7 Acres +/-

FOR SALE

E Covell Rd & N Boulevard Ave, Edmond, OK 73034



Details

Sale Price:	\$2,750,000
Lot Size:	6.7 Acres
Cross Streets:	East Covell Road & North Broadway Ave
Submarket:	Edmond

Highlights

- Lot 1: 5.276 Acres - southwest corner - \$1.75M
- Lot 2: 1.947 Acres (1.5 usable acres) - southeast corner - \$1M
- Rapidly expanding intersection
- Heavy residential
- Great for retail or office use
- Growing development area in Edmond Oklahoma
- #1 on CNBCs "10 Perfect Suburbs"

Overview

The property is located in north Edmond, a vastly growing area of the suburb. The property consists of 6.7 acres that could be used for retail or office.

Covell Road has quickly become one of Edmond's hottest retail corridors, with major new development, strong household growth, and increasing retailer demand pushing activity east and west along the corridor.

The Legacy at Covell development is now underway and will bring a major retail lineup to the area, including Whole Foods, Dick's Sporting Goods, Hobby Lobby, and additional national and regional tenants. This momentum builds on an already active trade area that includes FRESH by Reasor's, Crest Grocery and the planned Walmart Grocery at Covell and Coltrane.

With strong traffic, high-income rooftops, and continued commercial expansion, Covell is positioning itself as one of the premier growth corridors in the Edmond market. These sites offer a rare opportunity to secure land in the path of that growth.

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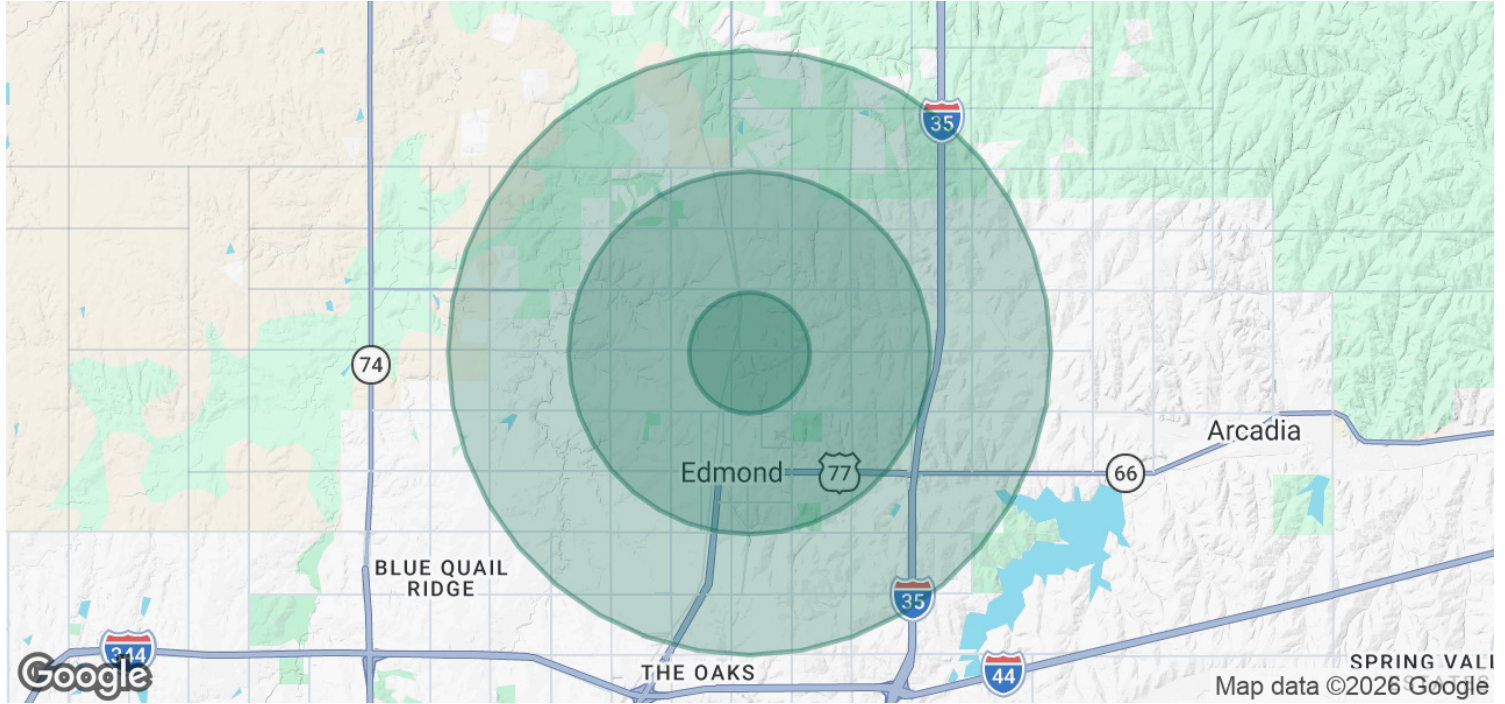
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,927	46,211	106,288
Average Age	36.6	33.3	34.0
Average Age (Male)	36.8	31.7	32.5
Average Age (Female)	36.6	35.0	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,408	17,694	39,520
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$113,150	\$86,374	\$93,757
Average House Value	\$243,976	\$285,753	\$247,092

2020 American Community Survey (ACS)

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