

FOR SALE

COLTRANE

Dollar General

WATERLOO Rd

U-Haul Dealer

S COLTRANE RD
& E WATERLOO
RD -
INDUSTRIAL
DEVELOPMENT

S COLTRANE RD & E WATERLOO RD, EDMOND,
OK 73034

Google



BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

BANTA
PROPERTY GROUP

GREG BANTA

405.840.1600

GBANTA@THEBANTACOMPANIES.COM

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OFFERING SUMMARY

Sale Price:	\$695,000
Building Size:	0 SF
Lot Size:	6 Acres
Price / SF:	-

PROPERTY OVERVIEW

6.6 acres of prime real estate ready for development. Located just west of Waterloo and Coltrane, this property is perfect for an industrial park, office park, or single use property. Current owners has site plans for 5 industrial buildings. The intersection of E Waterloo rd and N Coltrane Rd is a busy intersection with newly developed neighborhoods going up all around the area. This property is located directly West of the Dollar General near the corner of E Waterloo Rd and N Coltrane Rd.

PROPERTY HIGHLIGHTS

- Ready to development
- Site to hold 5 industrial buildings
- Proven industrial area
- Expanding location

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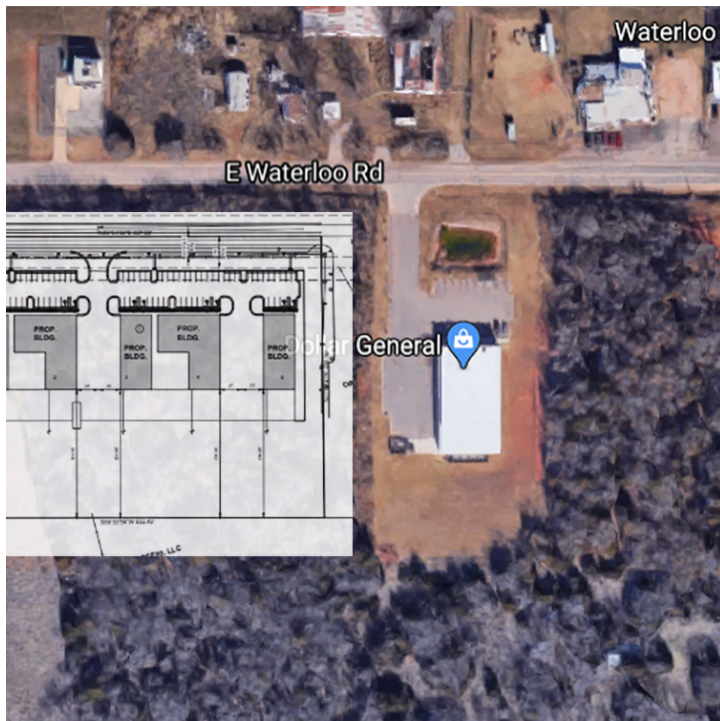
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ADDITIONAL PHOTOS

S COLTRANE RD & E WATERLOO RD - INDUSTRIAL DEVELOPMENT

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LOCATION MAPS

S COLTRANE RD & E WATERLOO RD - INDUSTRIAL DEVELOPMENT

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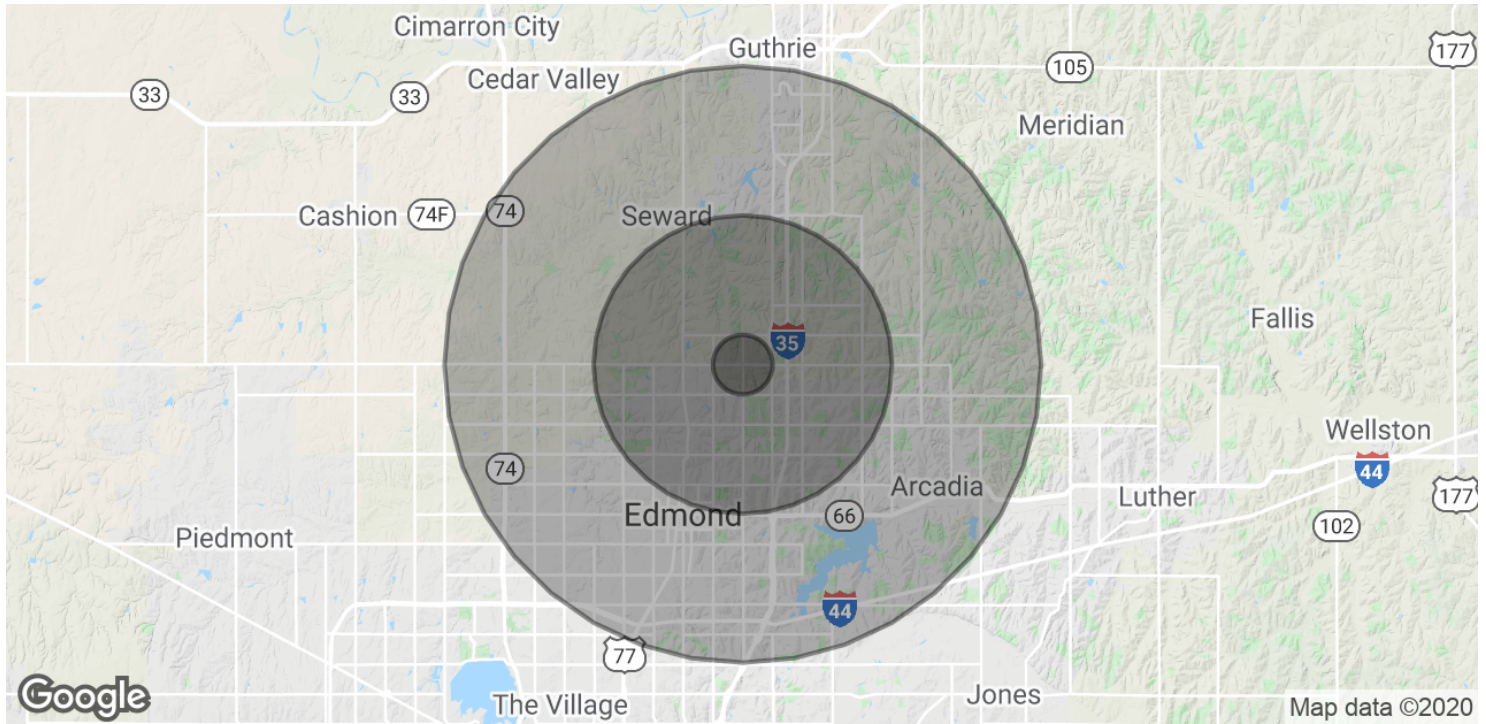
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,091	35,819	160,940
Average age	40.1	37.5	35.0
Average age (Male)	40.9	36.1	33.9
Average age (Female)	39.5	39.0	36.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	367	12,942	59,425
# of persons per HH	3.0	2.8	2.7
Average HH income	\$160,947	\$119,127	\$96,924
Average house value	\$384,470	\$339,029	\$257,901

* Demographic data derived from 2010 US Census

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