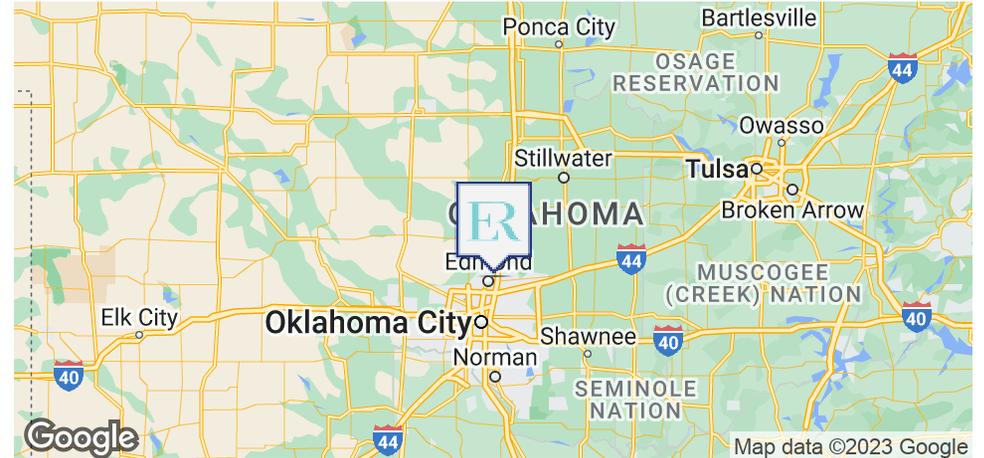


2 LOTS FOR SALE - COLTRANE COURT

EDMOND, OK 73034



OFFERING SUMMARY

Zoning: E1 - Retail General
Commercial

Traffic Count: 9,284 (ACOG '16 @ Coltrane)

39,625 (City of Edmond '22 @ 2nd & Coltrane)

AVAILABLE LOTS

Lot 2 Block 1 25,371 sqft. (0.582 ac) - SOLD
 Lot 1 Block 2 21,352 sqft (0.490 ac) \$420,000.00
 Lot 2 Block 2 34,757 sqft (0.798 ac) \$580,000.00

LOCATION OVERVIEW

These lots are located along S Coltrane just South of E 2nd St in Edmond, OK.



PROPERTY HIGHLIGHTS

- Commercial Zoning (E-1)
- Fully Platted Lots, Utilities available to the Site
- High Traffic with High-End Shopping just West of site
- Will build-to-suit
- Off site detention

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	788	26,950	69,941
Total Population	2,332	71,466	183,734
Average HH Income	\$166,094	\$96,672	\$92,985

DAVID LIDE

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COLTRANE COURT

MATT WILSON CUSTOM HOMES
401 S. Coltrane Rd. Edmond, OK 73034
405-348-0554
MattWilsonCo.com

Lot	Block	Site Area (SQ. FT.)	Offered At
LOT 1	BLOCK 2	21,352	420K
LOT 2	BLOCK 2	34,757	580K

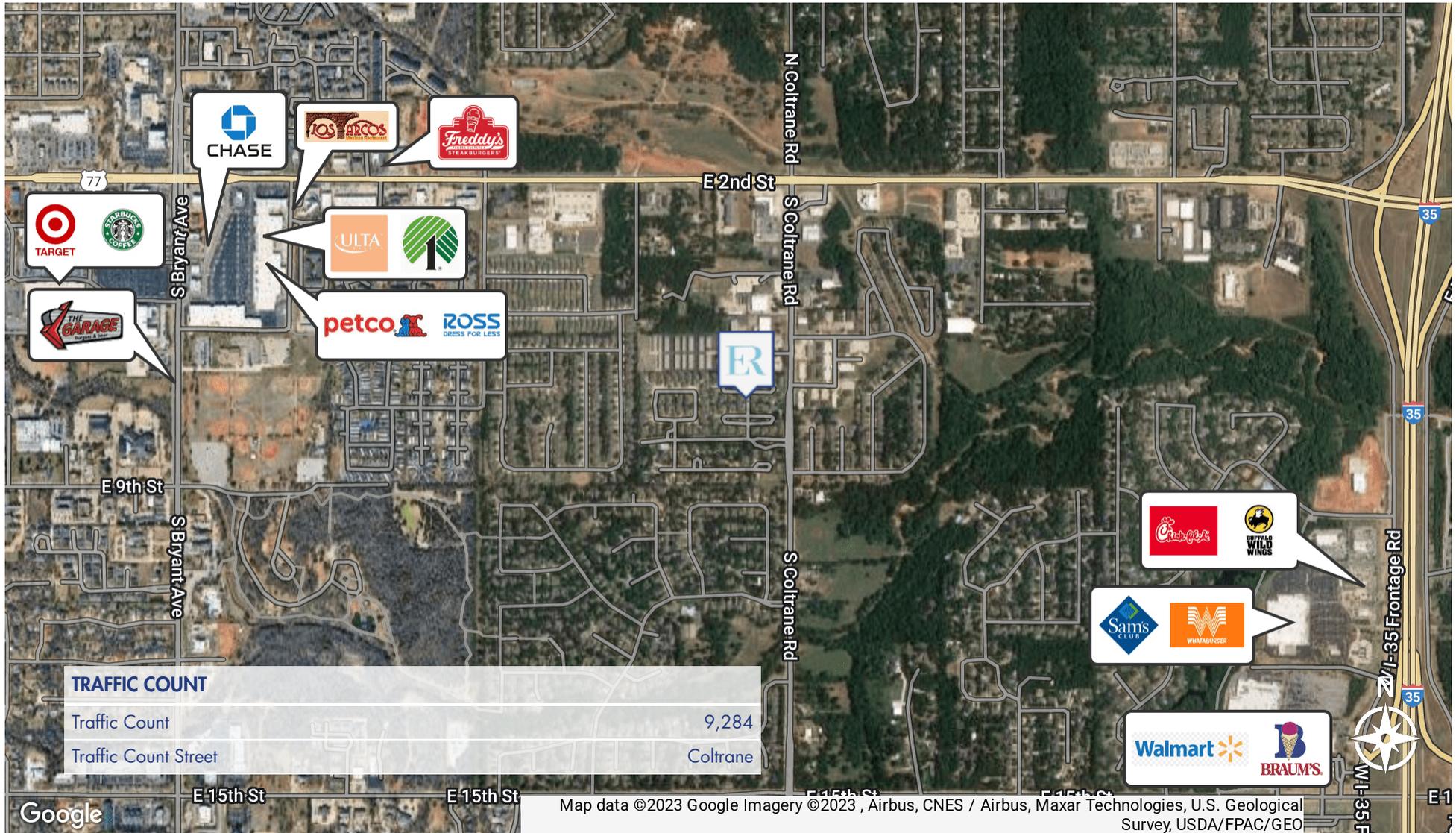
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