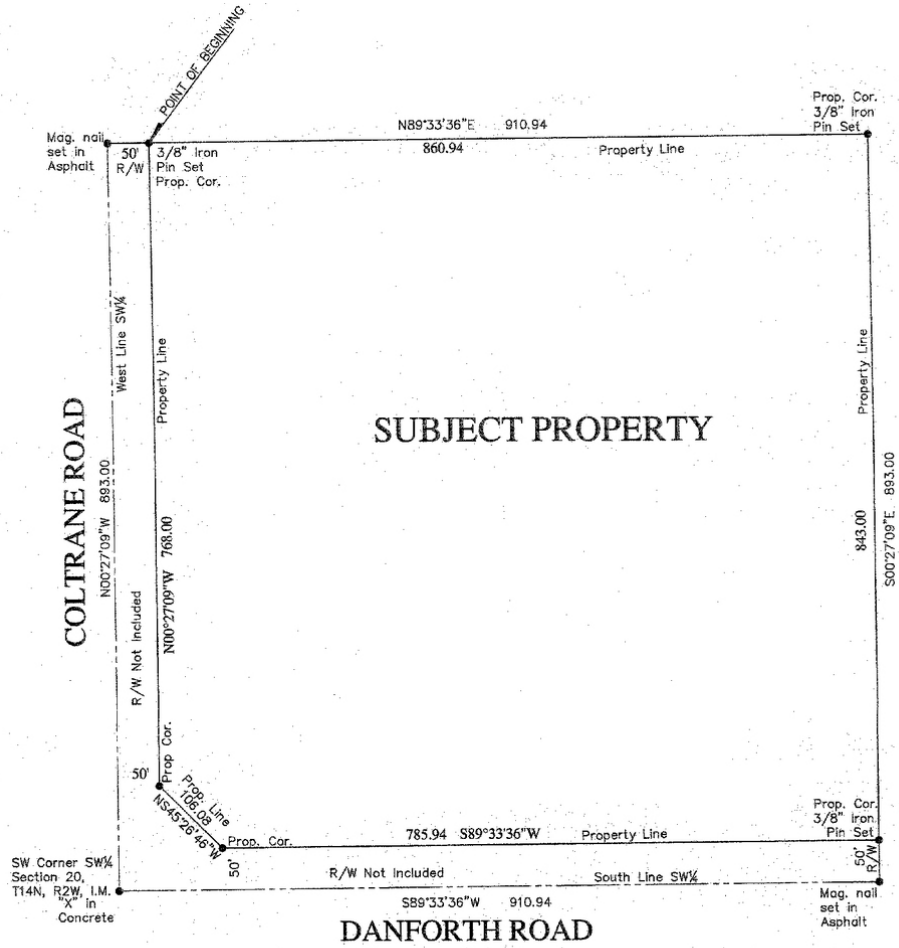


# 18.68 ACRES ON NE HARD CORNER

E Danforth Rd & N Coltrane Rd, Edmond, OK 73034



## LAND SPACE NOW AVAILABLE

**Sale Price:** \$8,950,700.00  
(\$11.00 psf)

**Lot Size:** 18.68 Acres  
(813,700.8 sq ft)

**Zoning:** E-2/D1

**Sub Market:** Edmond

### COMMENTS

911' of Frontage Along Danforth and 893' of Frontage Along Coltrane, All Utilities to Site

Prime Commercial Land-Development ready

Located in heart of Edmond's most rapidly growing neighborhoods

Strong Demographics 112117

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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	88,625
Population Density	88,625
Median Age	34.0
Median Age (Male)	32.2
Median Age (Female)	35.8
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	7,034
N Coltrane Rd	south	9,637
E Danforth Rd	east	9,692
E Danforth Rd	west	16,238

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