Executive Summary



Details

Sale Price:	$13,900,000
Lot Size:	18.68 Acres
Submarket:	Edmond

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

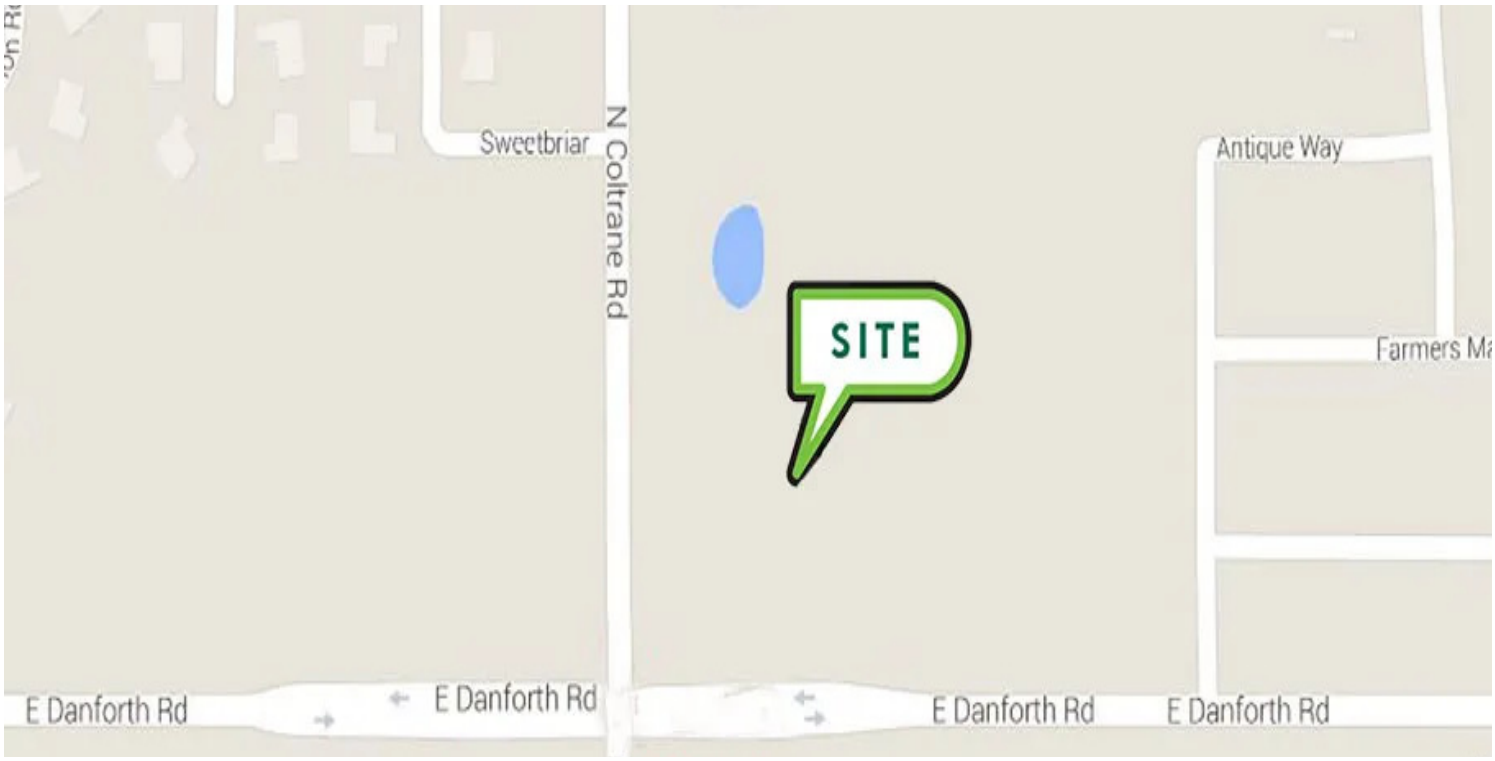
Located in heart of Edmond's most rapidly growing neighborhoods

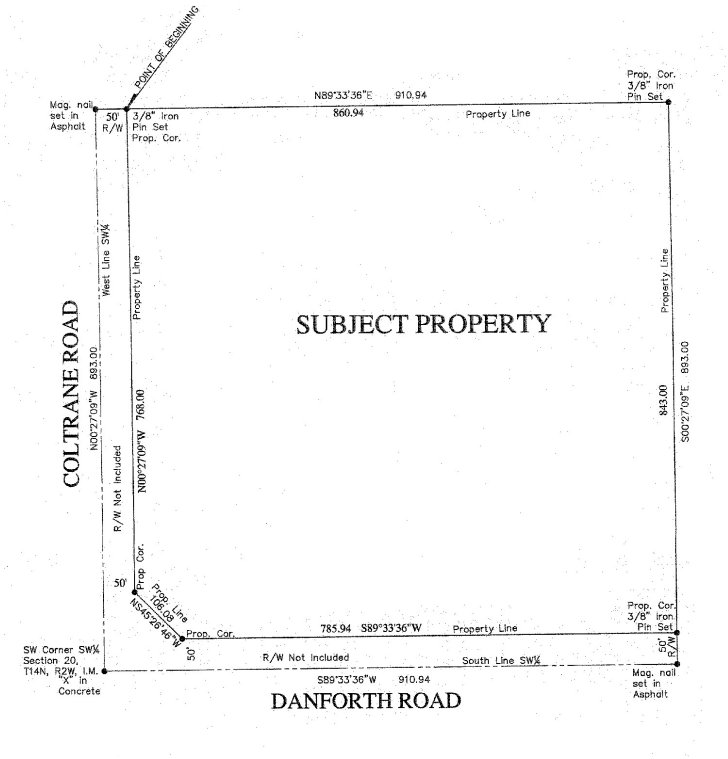
Strong Demographics

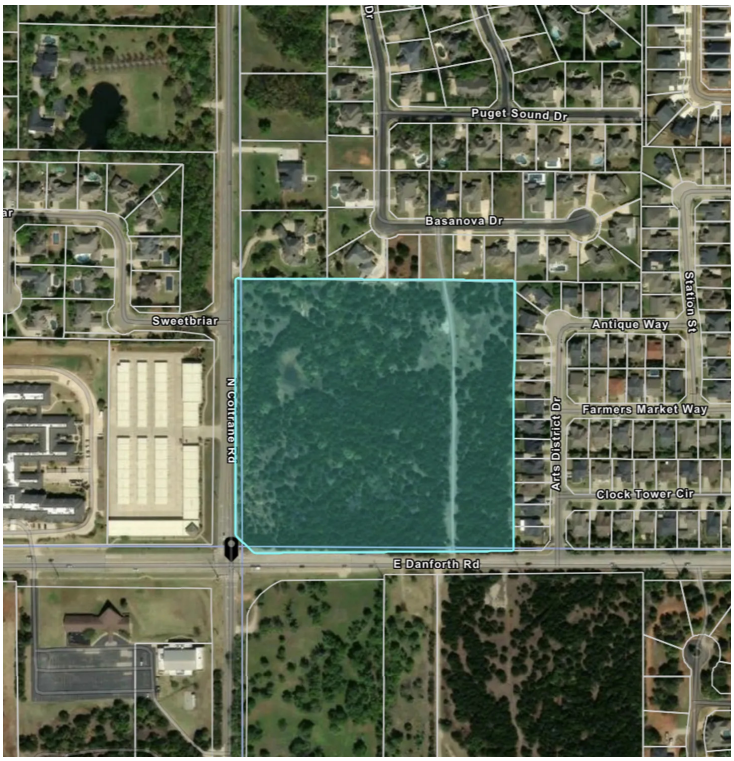
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Additional Photos



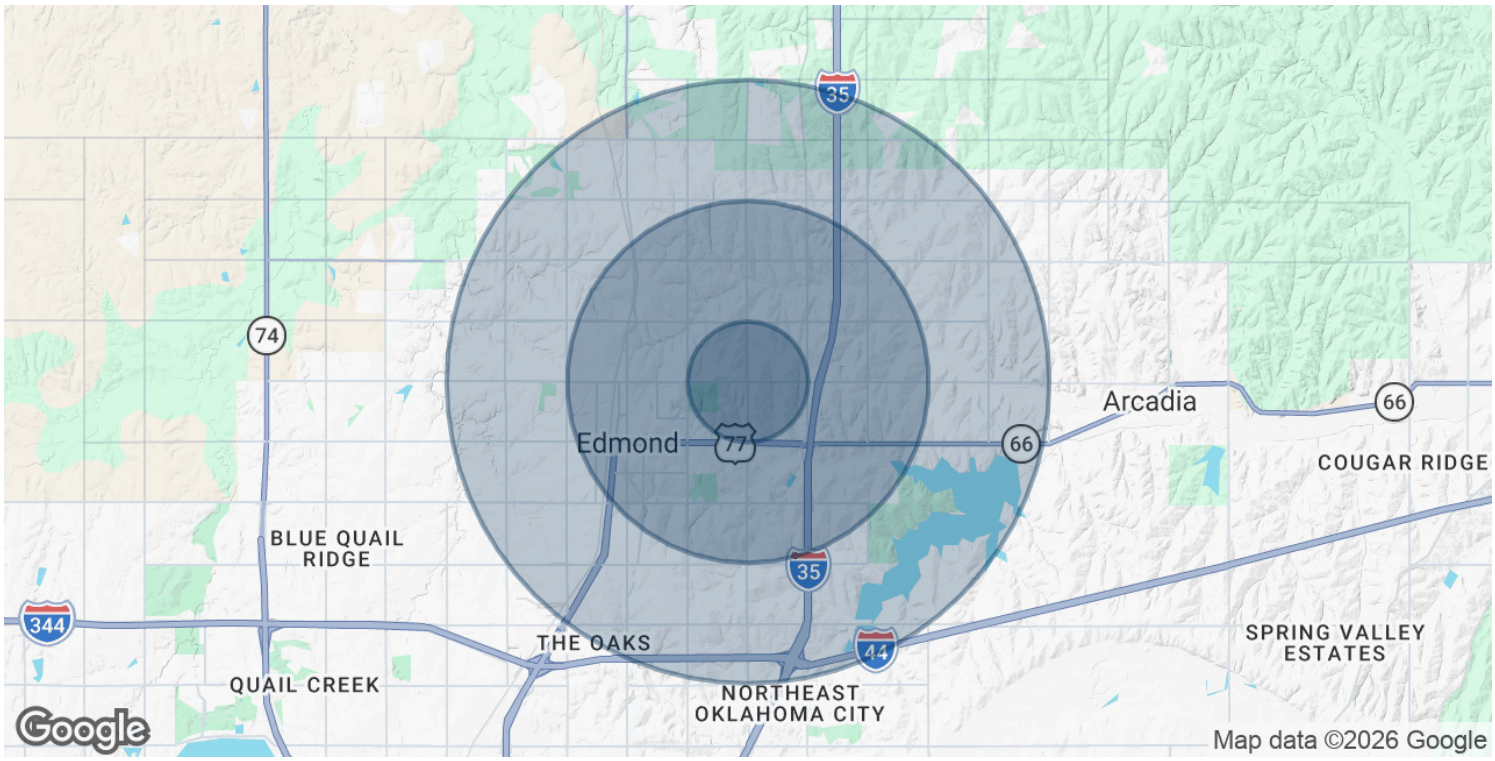




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Demographics Map & Report



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

2020 American Community Survey (ACS) *10282026*

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