

SE EDMOND LOT FOR SALE

2ND AND COLTRANE



DAVID LIDE

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OFFERING SUMMARY

Sale Price: \$1,200,000

Lot Size: 0.94 Acres

Zoning: E-1
Retail General Commercial

Traffic Count: 39,625
(ACOG 2022)

LOCATION OVERVIEW

This Land opportunity is located along E 2nd Street between S Coltrane Rd and I-35 in the beautiful city of Edmond, OK.



PROPERTY HIGHLIGHTS

- Lot 2 (East) 51,200 SF MOL 40,800 NET SF MOL
- Fully Developed Lot with All Utilities to the Site

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,573	16,897	35,441
Total Population	6,301	44,612	93,702
Average HH Income	\$86,412	\$89,759	\$89,191

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TRAFFIC COUNT		
Traffic Count	39,625 (ACOG 2022)	
Traffic Count Street	2nd & Coltrane	

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