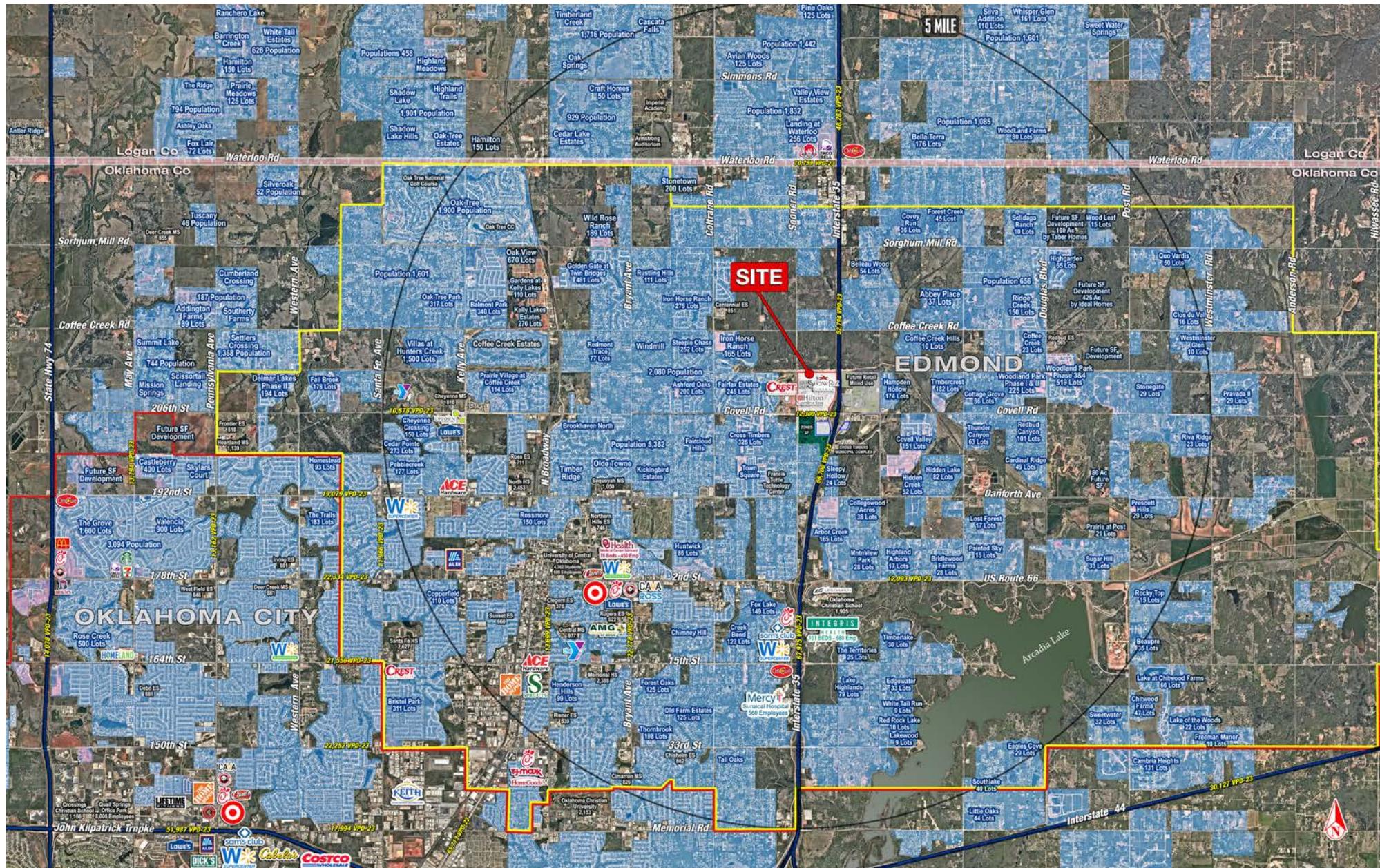


I-35 & COVELL | 107+ AC AVAILABLE

NWQ I-35 & COVELL EDMOND, OK 73034

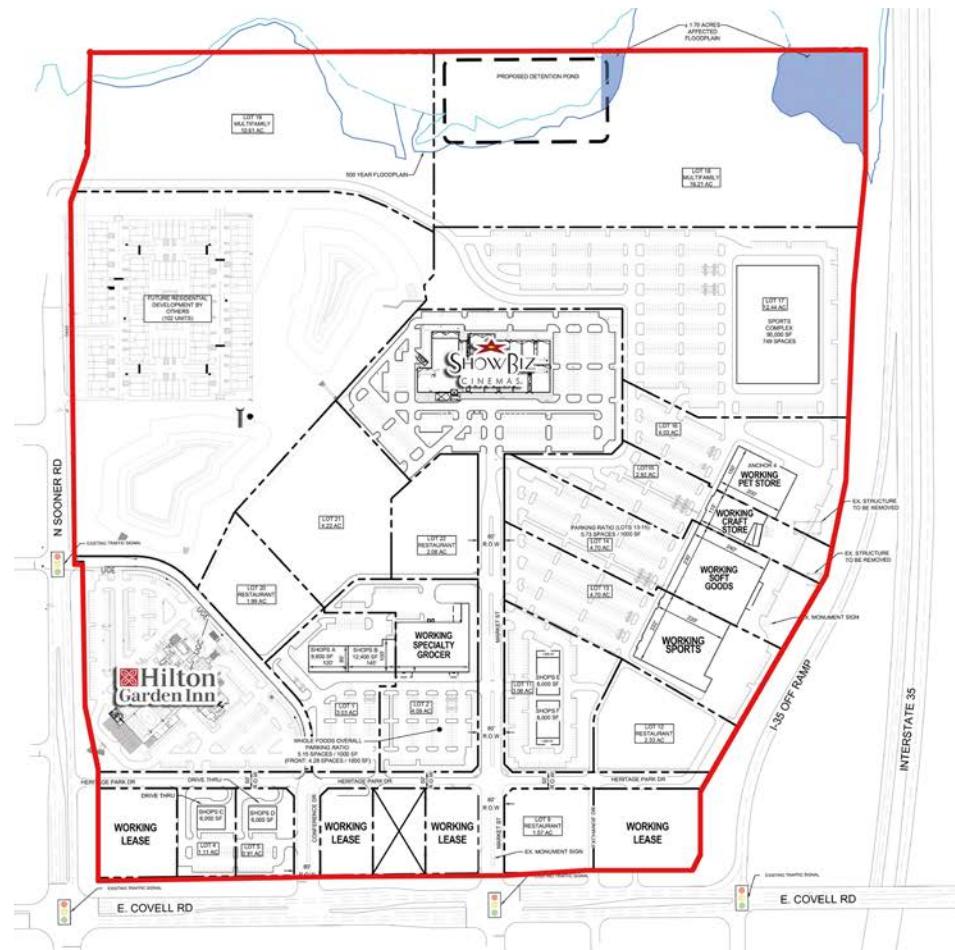
SHOP^{cos.}



Kendra Roberts / KENDRA@SHOPCOMPANIES.COM / 405-806-7604

Jack Weir / JACK@SHOPCOMPANIES.COM / 214-935-5634

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DEMOGRAPHICS

DEMOGRAPHICS	1 mile	3 mile	5 mile
Est. Population	2,223	28,194	82,072
Avg. HH Income	\$168,528	\$163,082	\$134,662
Total Housing Units	786	10,573	31,594
Daytime Population	1,785	21,622	74,180
Medium Home Value	\$403,414	\$363,699	\$308,203

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PROJECT SCOPE

A newly developed site located at Covell & Sooner Rd in Edmond, OK, presents a promising retail opportunity. This property is ideally situated near neighborhoods with high average household incomes of over \$168,000 within a 1-mile radius, numerous upcoming developments, and other retailers, including Crest Foods, McDonald's, Braum's, Qdoba, and Starbucks. This exceptional property is strategically positioned off Interstate 35, benefitting from a high traffic volume of 65,300 vehicles per day. The new development already features the successful ShowBiz Cinemas, which boasts 463k visits annually.

PRICING

- Call for rates
- BTS | Lease

DETAILS

- 107+ Acres of Development
- 2A + 2B: Strip Center Planned
- Multiple Pad & Future Retail for Lease
- Delivery: Q3 2026

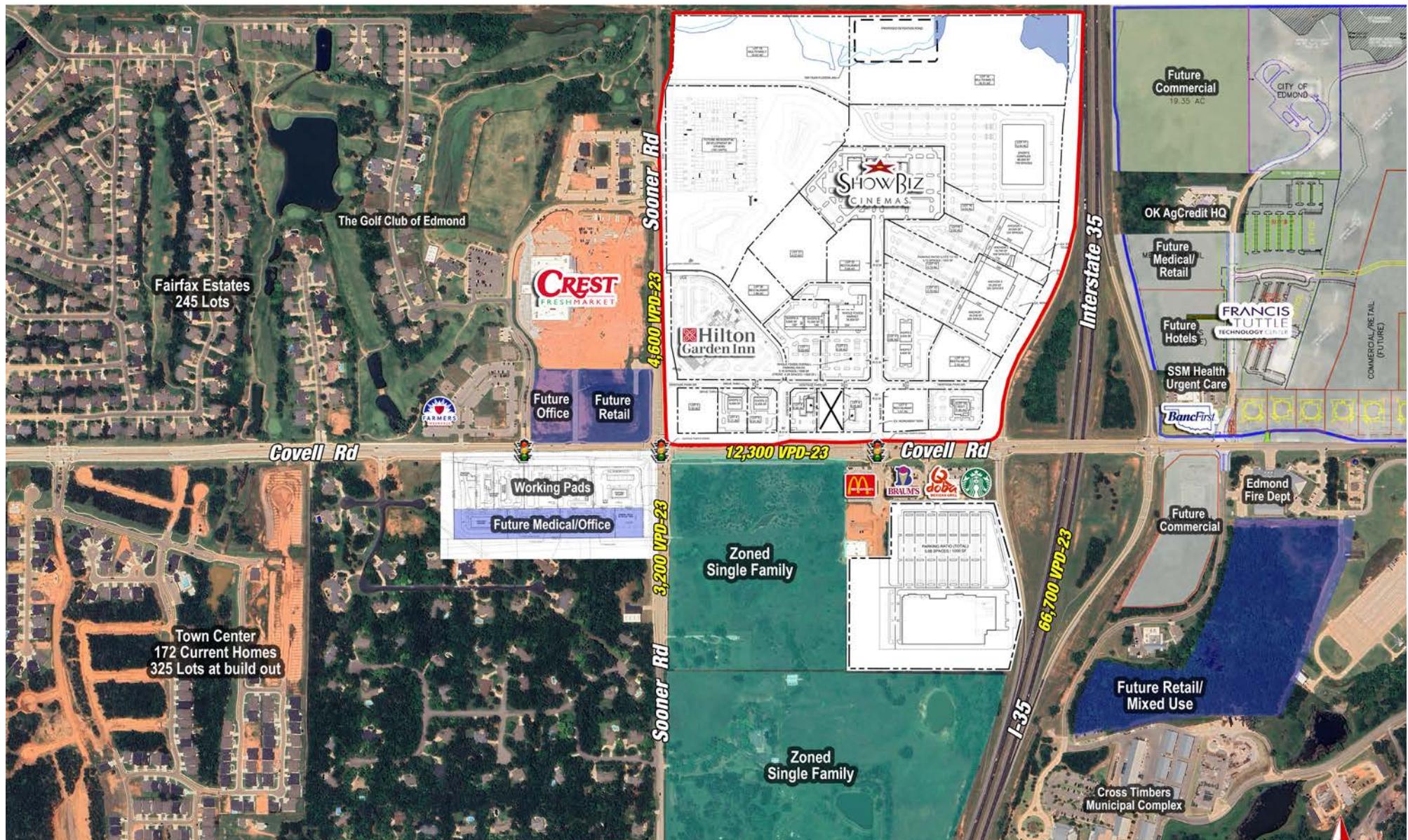
TRAFFIC COUNTS

- o Interstate 35 66,700 VPD-23
- o E Covell Road 12,300 VPD-23

AREA RETAILERS



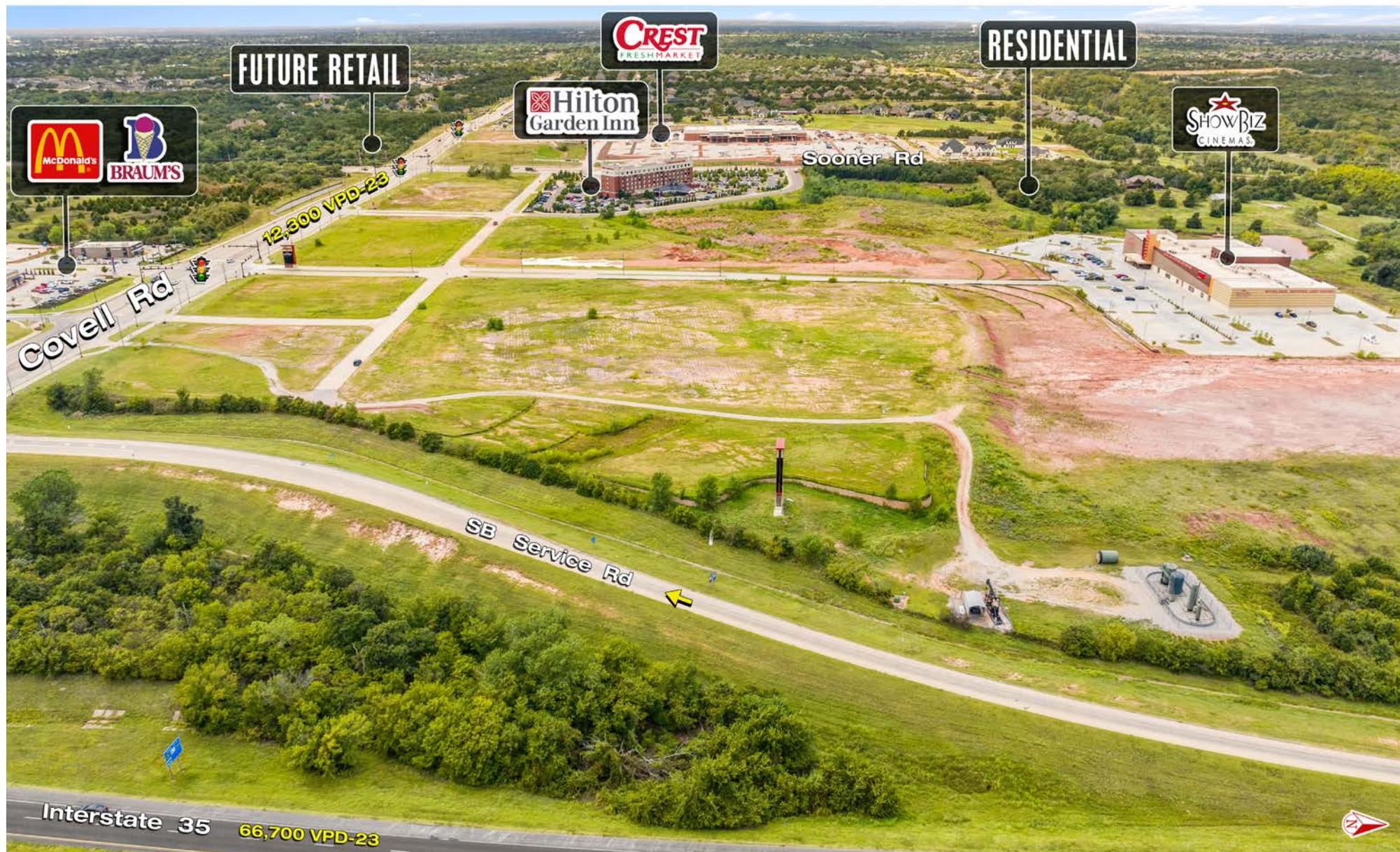
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