

(+/-) 1 ACRE - RAW LAND FOR SALE



PRICE: \$575,000

5400 N COLTRANE RD

Edmond, OK 73034

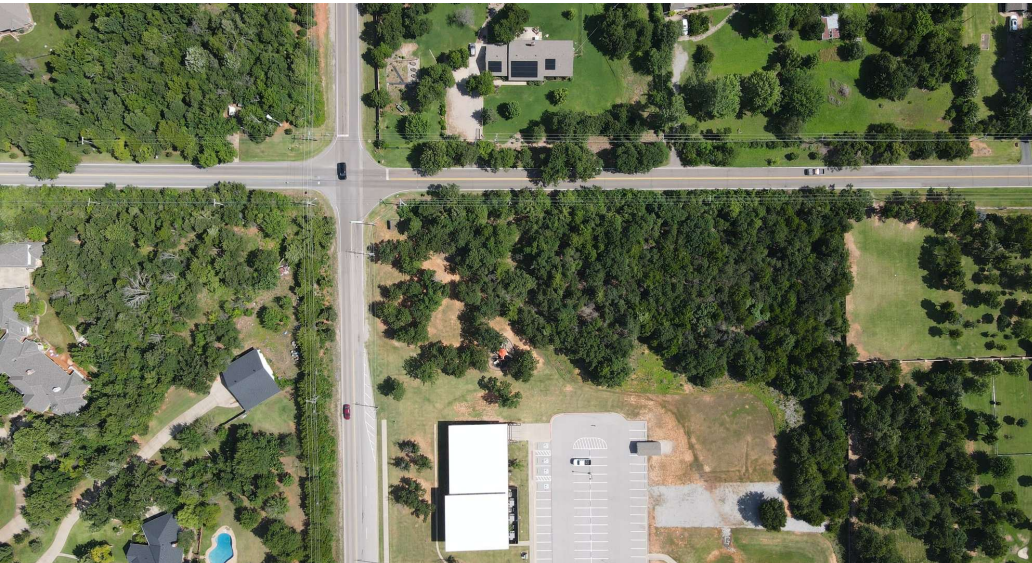
Brock Lytton

Broker
405.250.9596
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Property Description

Located in a high-income area of North Edmond, this corner site is surrounded by established neighborhoods with limited access to service-based businesses. Ideal for a small retail center to meet the daily needs of the local community. Strong visibility, great access, and growing demand make this a prime location.

Property Highlights

- Raw Land
- Zoning: GA - General Agriculture
- Hard Corner - over 7,200 VPD
- Strong Household Income (over \$200,000)

Offering Summary

Sale Price: \$575,000

Lot Size: 1 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	822	26,384	79,928
Total Population	2,706	68,295	200,574
Average HH Income	\$212,019	\$121,170	\$110,941

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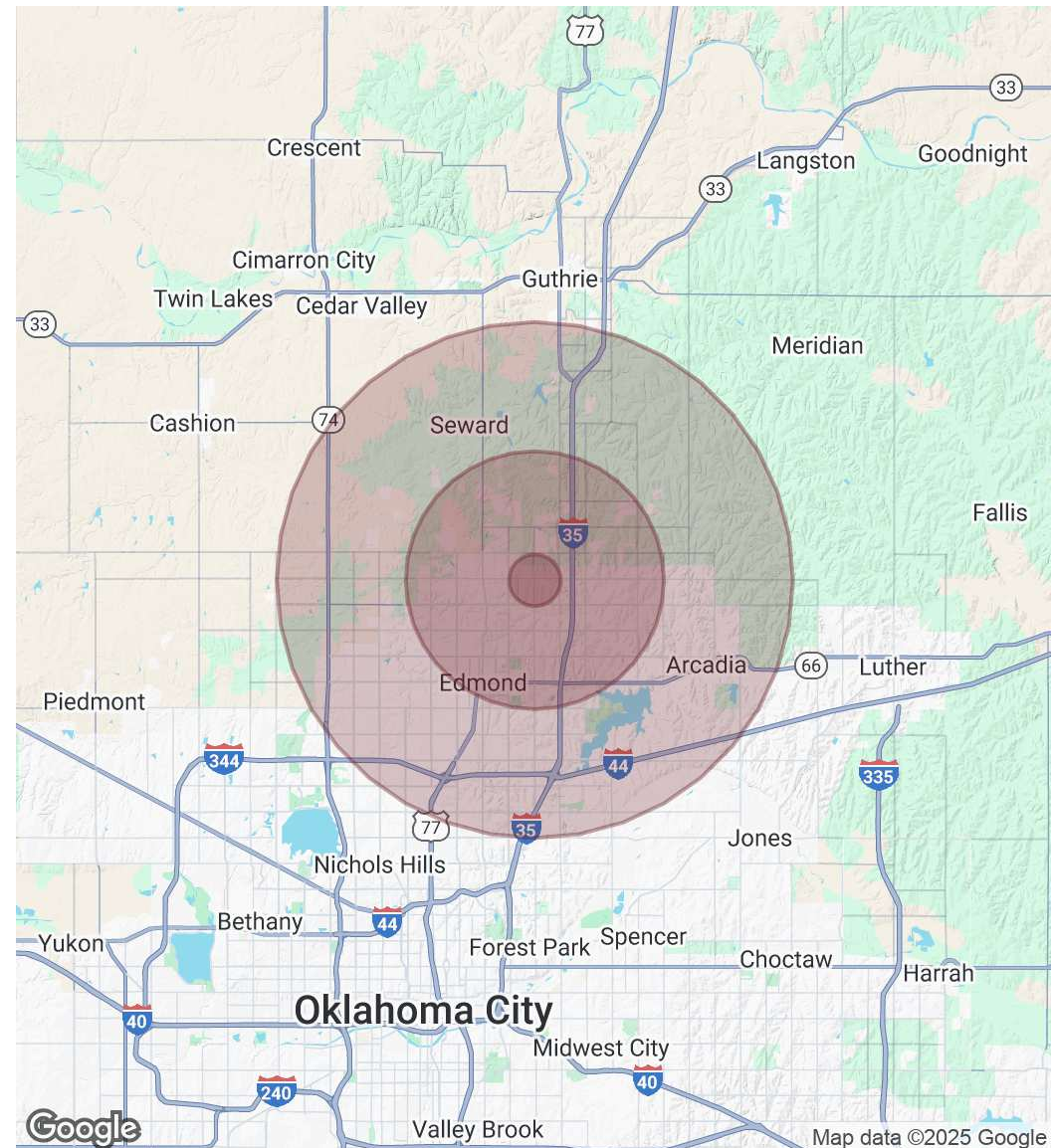
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Population	1 Mile	5 Miles	10 Miles
Total Population	2,706	68,295	200,574
Average Age	38.2	38.9	37.5
Average Age (Male)	43.1	37.6	35.8
Average Age (Female)	34.3	39.1	38.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	822	26,384	79,928
# of Persons per HH	3.3	2.6	2.5
Average HH Income	\$212,019	\$121,170	\$110,941
Average House Value	\$478,531	\$286,802	\$256,953

2020 American Community Survey (ACS)



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BROKERAGE SERVICES, LLC



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