



OFFERING SUMMARY

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

Sale Price: \$16 - \$20/SF

Lot Size: 11.37 Acres

Zoning: PUD (E-2
Zoning with
Restrictions)

Traffic Count: 27,633
(City of Edmond
2021)

Retail or Office pad sites available for Purchase, Build to Suit or Ground Lease. Sites include off corner locations. High Traffic count and access to I-35. Emerging commercial intersection adjacent to well-established, high-end residential.

- ODOT in planning stage for expansion of I-35 & Danforth Rd to a full 4-way interchange
- City Water to Site. Owner to bring City Sewer to Site
- 2021 Annual Average Traffic Count 27,633
- Property is currently going through City of Edmond final platting process

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,776	13,986	33,338
Total Population	4,663	36,990	88,491
Average HH Income	\$114,266	\$95,910	\$90,739

DAVID LIDE

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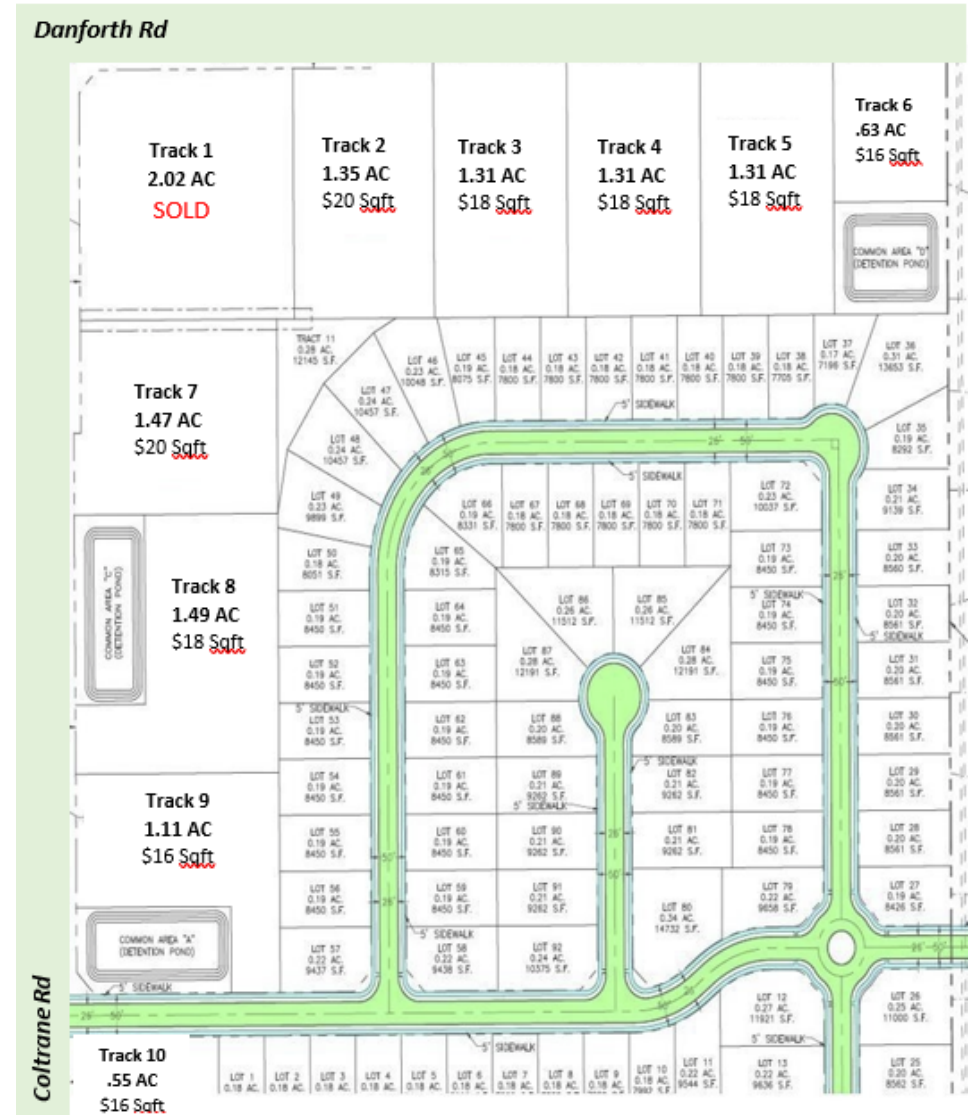
(405) 361- 2100 cell
(405) 364- 5300 office

\$16 - \$20 SF ZONED PUD E-2

DANFORTH & COLTRANE - EDMOND, OK

OF LOTS | 10 **TOTAL LOT SIZE** | 0.55 - 1.49 Acres
BEST USE | Retail & Office **TOTAL LOT PRICE** | \$16 - \$20/ SF

STATUS	LOT #	SIZE	PRICE	ZONING
Sold	TRACT 1	2.02 Acres	N/A	PUD (E-2 Zoning with Restrictions)
Available	TRACT 2	1.35 Acres	\$20.00 / SF	PUD (E-2 Zoning with Restrictions)
Available	TRACT 3	1.31 Acres	\$18.00 / SF	PUD (E-2 Zoning with Restrictions)
Available	TRACT 4	1.31 Acres	\$18.00 / SF	PUD (E-2 Zoning with Restrictions)
Available	TRACT 5	1.31 Acres	\$18.00 / SF	PUD (E-2 Zoning with Restrictions)
Available	TRACT 6	0.63 Acres	\$16.00 / SF	PUD (E-2 Zoning with Restrictions)
Available	TRACT 7	1.47 Acres	\$20.00 / SF	PUD (E-2 Zoning with Restrictions)
Available	TRACT 8	1.49 Acres	\$18.00 / SF	PUD (E-2 Zoning with Restrictions)
Available	TRACT 9	1.11 Acres	\$16.00 / SF	PUD (E-2 Zoning with Restrictions)
Available	TRACT 10	0.55 Acres	\$16.00 / SF	PUD (E-2 Zoning with Restrictions)



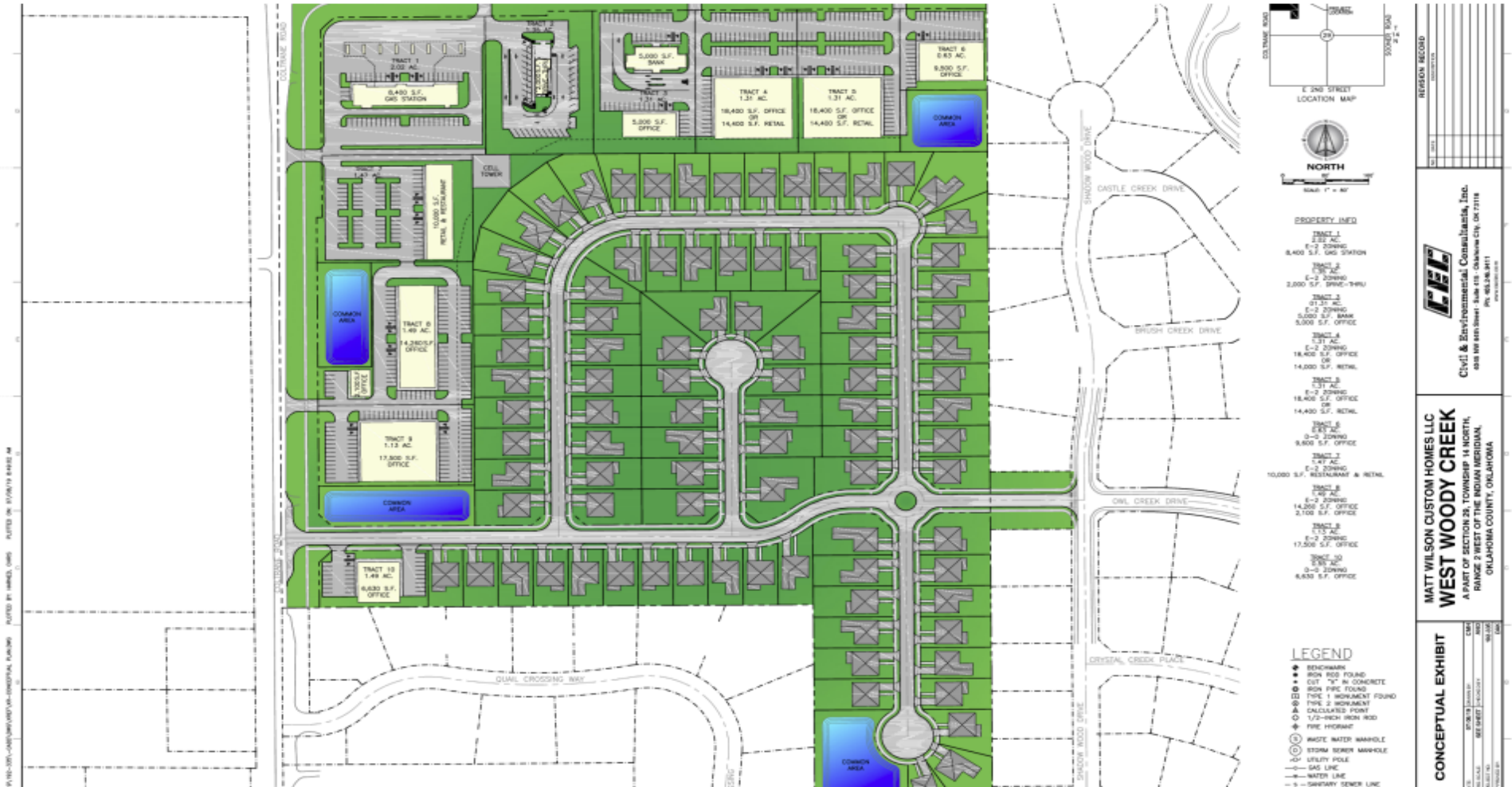
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