

# 35 AC @ N COUNCIL RD & COFFEE CREEK RD.



## PROPERTY DESCRIPTION

The property consists of ±35 acres located at N Council Rd and Coffee Creek Rd in Edmond, zoned R-2 for residential development. The site features flat topography and is suitable for subdivision or residential lot development. There is currently no sewer available, and water service would be provided by well at this time. The property is located in North Edmond with proximity to surrounding residential growth and development activity. The site offers scale for a residential project in an area with increasing demand for new housing.

## PROPERTY HIGHLIGHTS

- ±35 AC Zoned R-2 (Residential)
- Flat, Developable Topography
- No Sewer / Well Water Required
- Suitable for Subdivision or Lot Development
- North Edmond Growth Corridor

## OFFERING SUMMARY

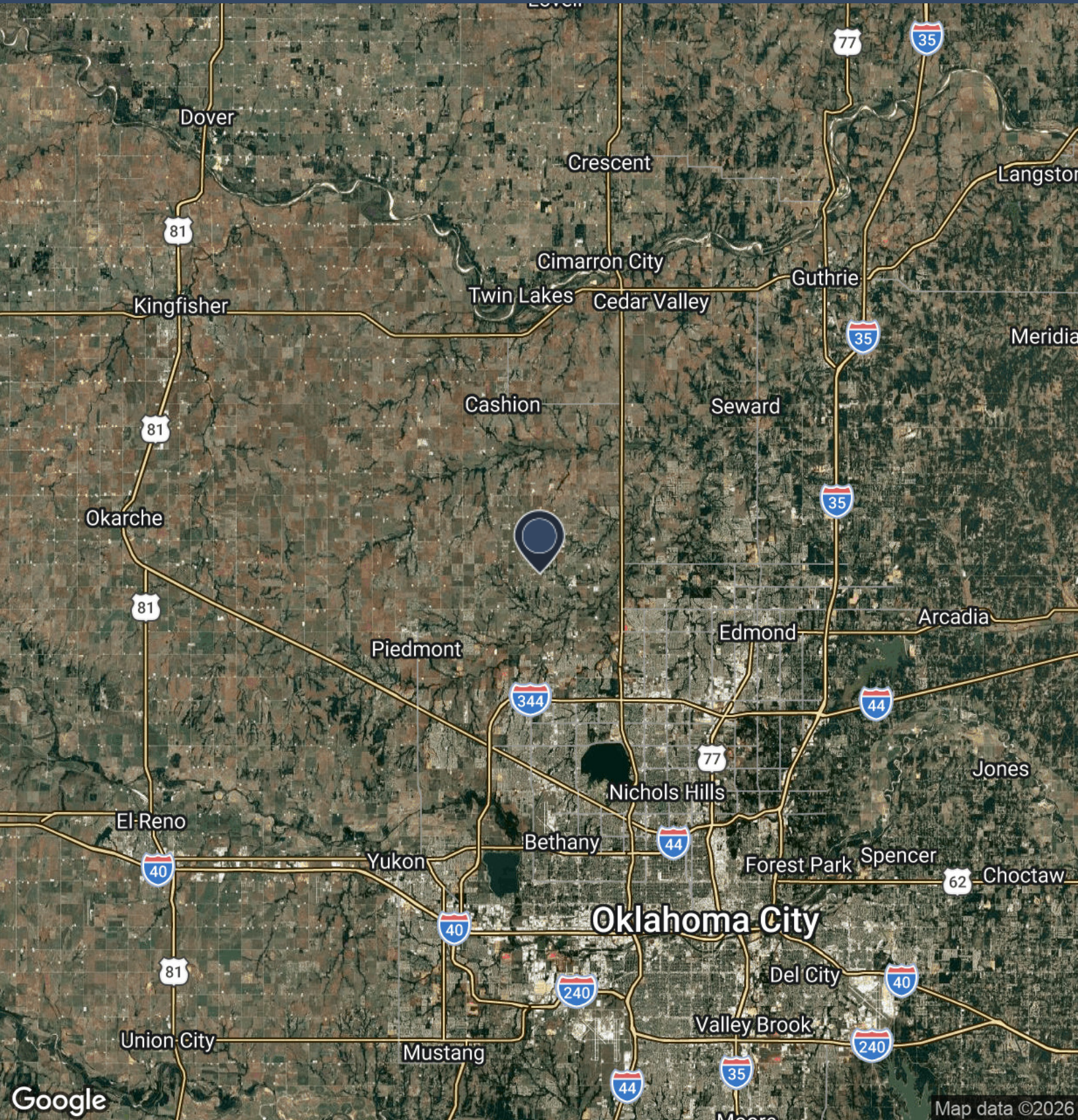
Sale Price:	\$1,400,000
Lot Size:	35 Acres
Price / AC:	\$40,000
Topography:	Flat
Zoning:	R-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	84	896	4,496
Total Population	272	2,776	13,539
Average HH Income	\$159,486	\$166,741	\$153,502

## CHANDLER MOREAU

Owner / Managing Broker  
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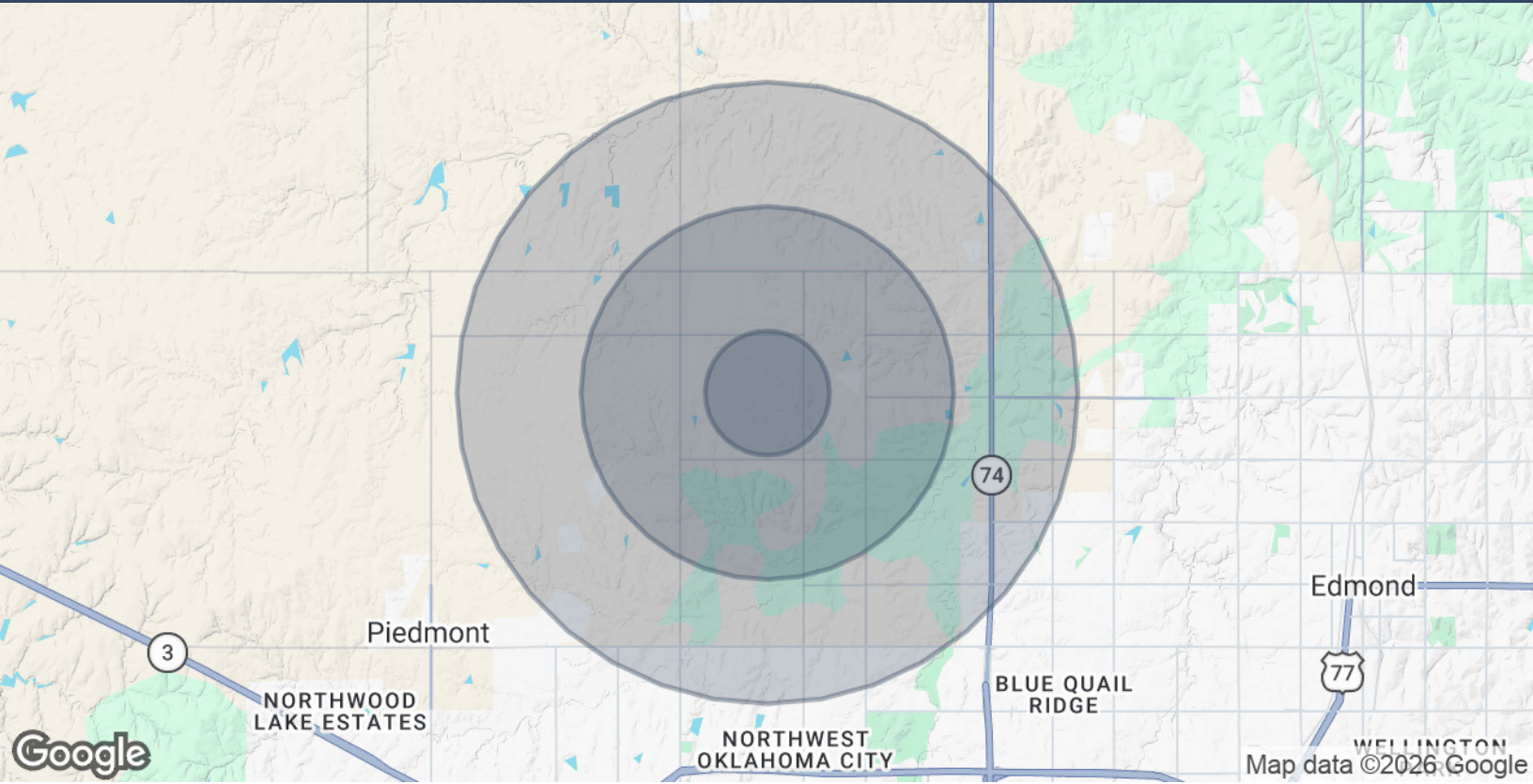
# LOCATION MAP



Google

Map data ©2026

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	272	2,776	13,539
Average Age	39	38	36
Average Age (Male)	38	38	35
Average Age (Female)	40	39	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	84	896	4,496
# of Persons per HH	3.2	3.1	3
Average HH Income	\$159,486	\$166,741	\$153,502
Average House Value	\$507,673	\$533,969	\$453,990

*Demographics data derived from AlphaMap*

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