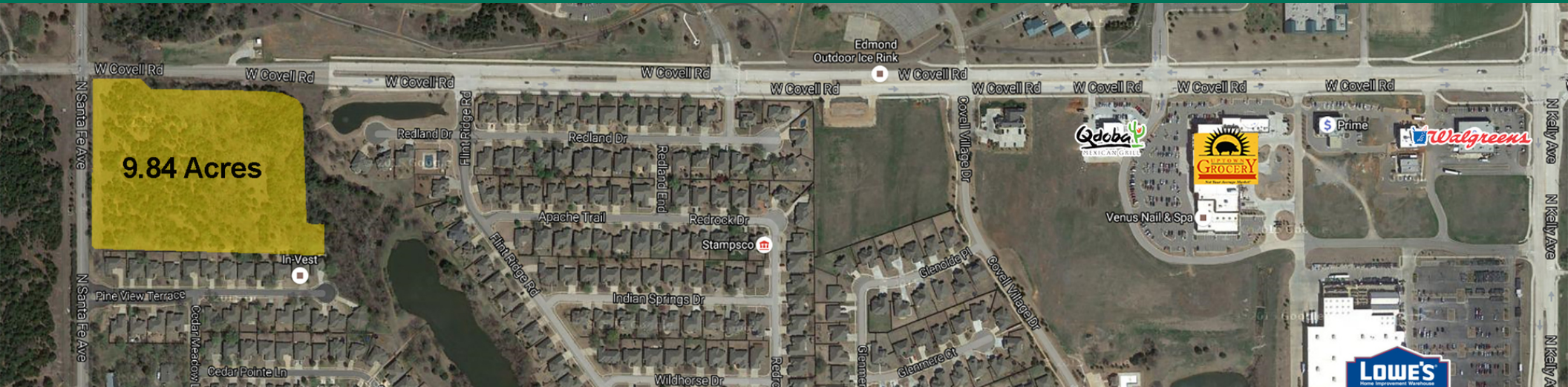


## LAND - SEC COVELL AND SANTA FE

SEC W COVELL AND N SANTA FE, EDMOND, OK 73003



### PROPERTY DESCRIPTION

Prime Development Opportunity: 9.84 acres at the prominent intersection of Covell and Santa Fe, this site enjoys excellent visibility and high traffic volumes. The area is supported by a growing affluent demographic, enhancing its appeal. Whether you envision a single-tenant build-to-suit or a multi-tenant shopping center, this location offers versatile development potential.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,700,000
<b>Price Per Usable Square Foot</b>	\$6.30/SF
<b>Lot Size:</b>	9.84 Acres
<b>Zoning</b>	D-O (Suburban Office)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,914	25,582	56,389
<b>Total Population</b>	5,467	69,044	148,462
<b>Average HH Income</b>	\$135,385	\$127,110	\$133,142

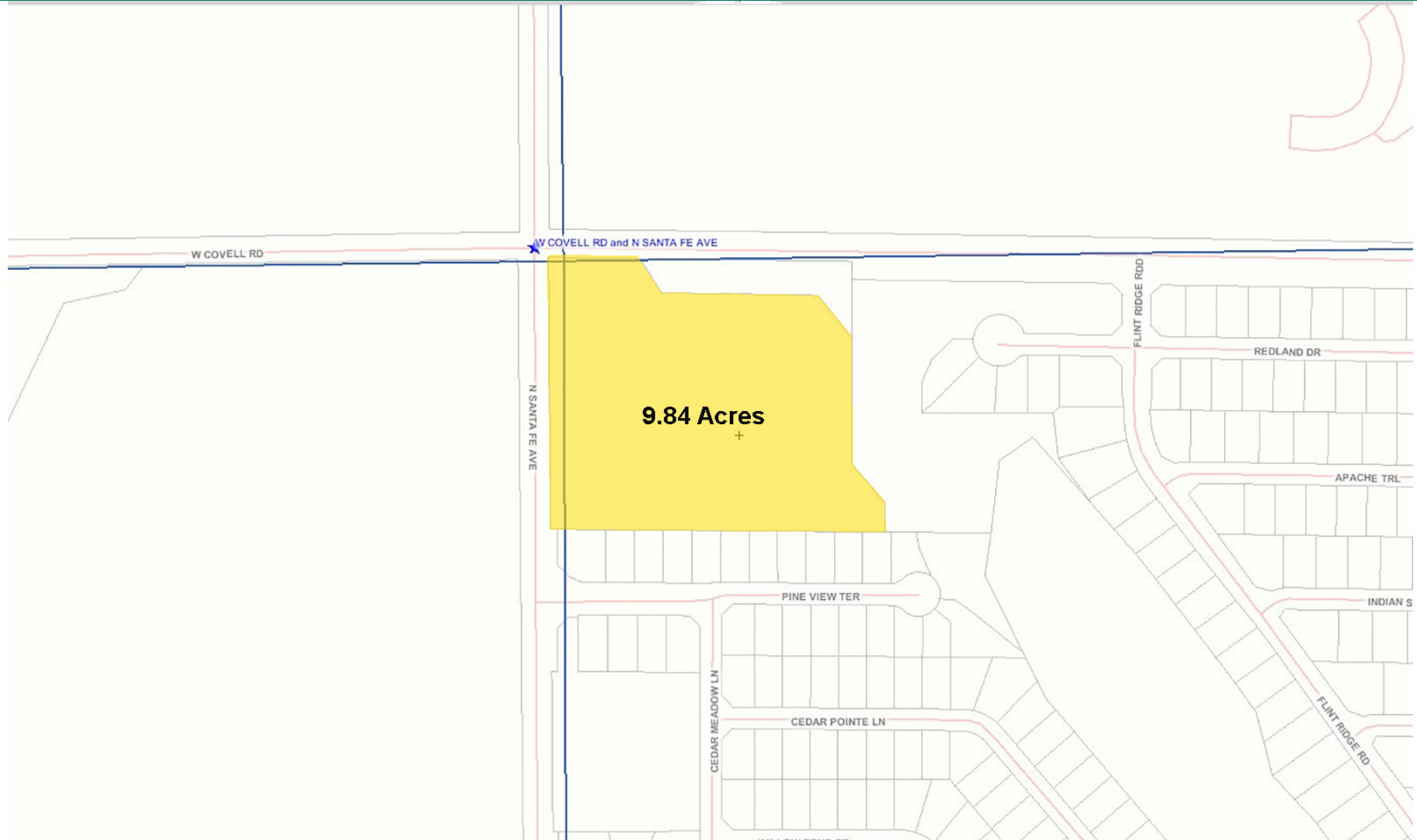
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**PRICE EDWARDS**  
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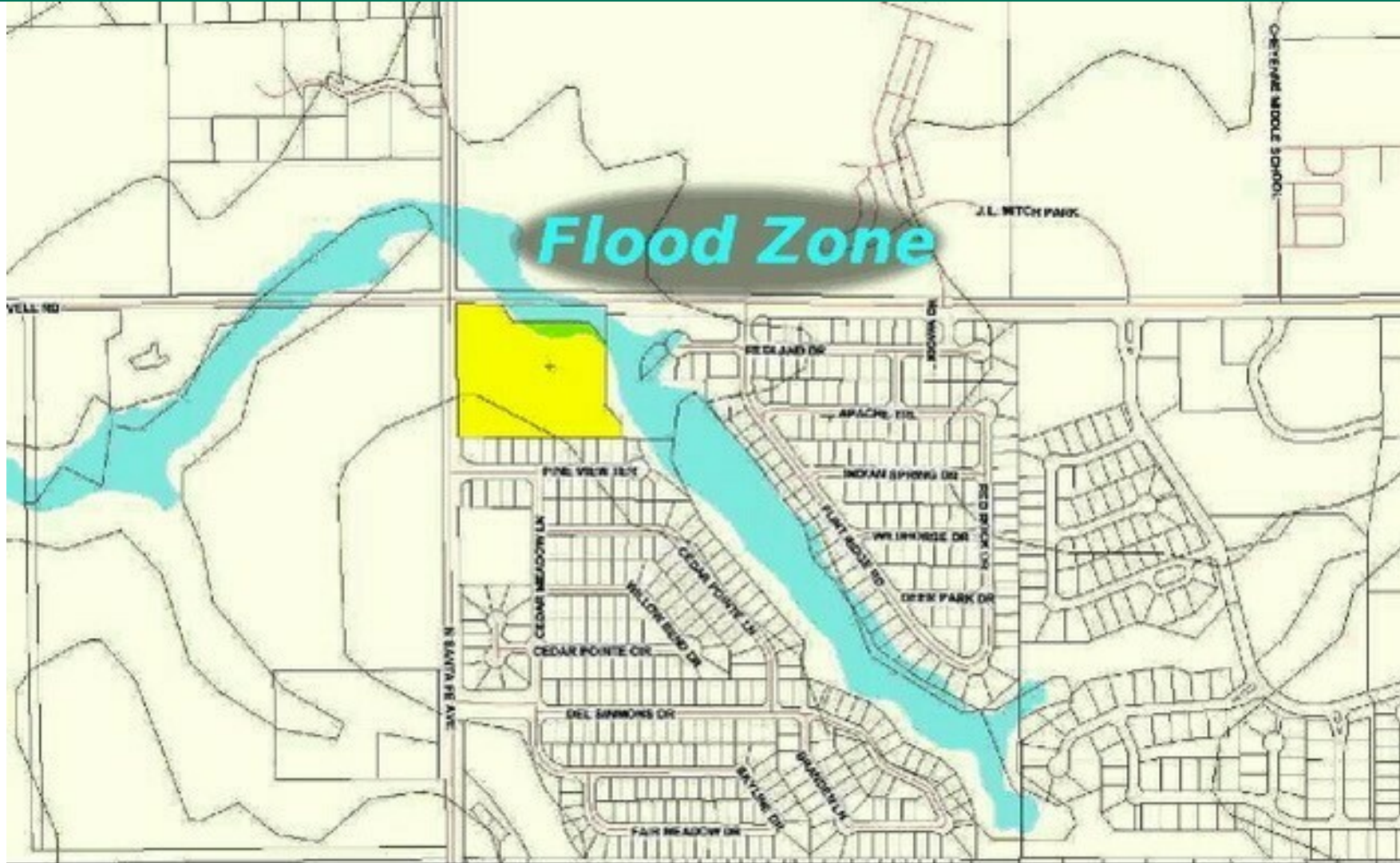
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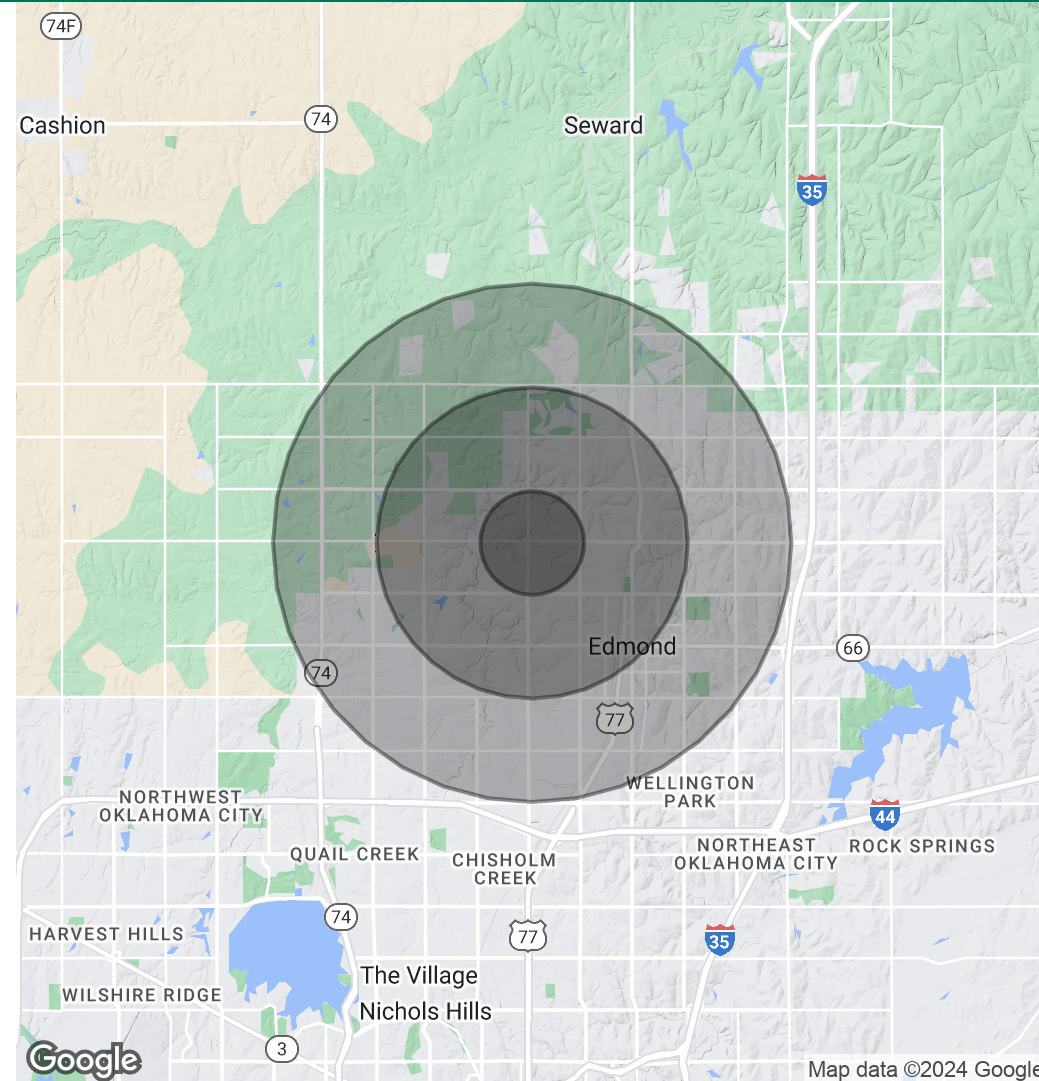
## LAND - SEC COVELL AND SANTA FE

SEC W COVELL AND N SANTA FE, EDMOND, OK 73003

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,467	69,044	148,462
Average Age	38	38	38
Average Age (Male)	37	36	37
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,914	25,582	56,389
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$135,385	\$127,110	\$133,142
Average House Value	\$397,670	\$342,982	\$358,804

Demographics data derived from AlphaMap

05202024



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