

**18.68 Acres - MOL**

**OFFERING SUMMARY**

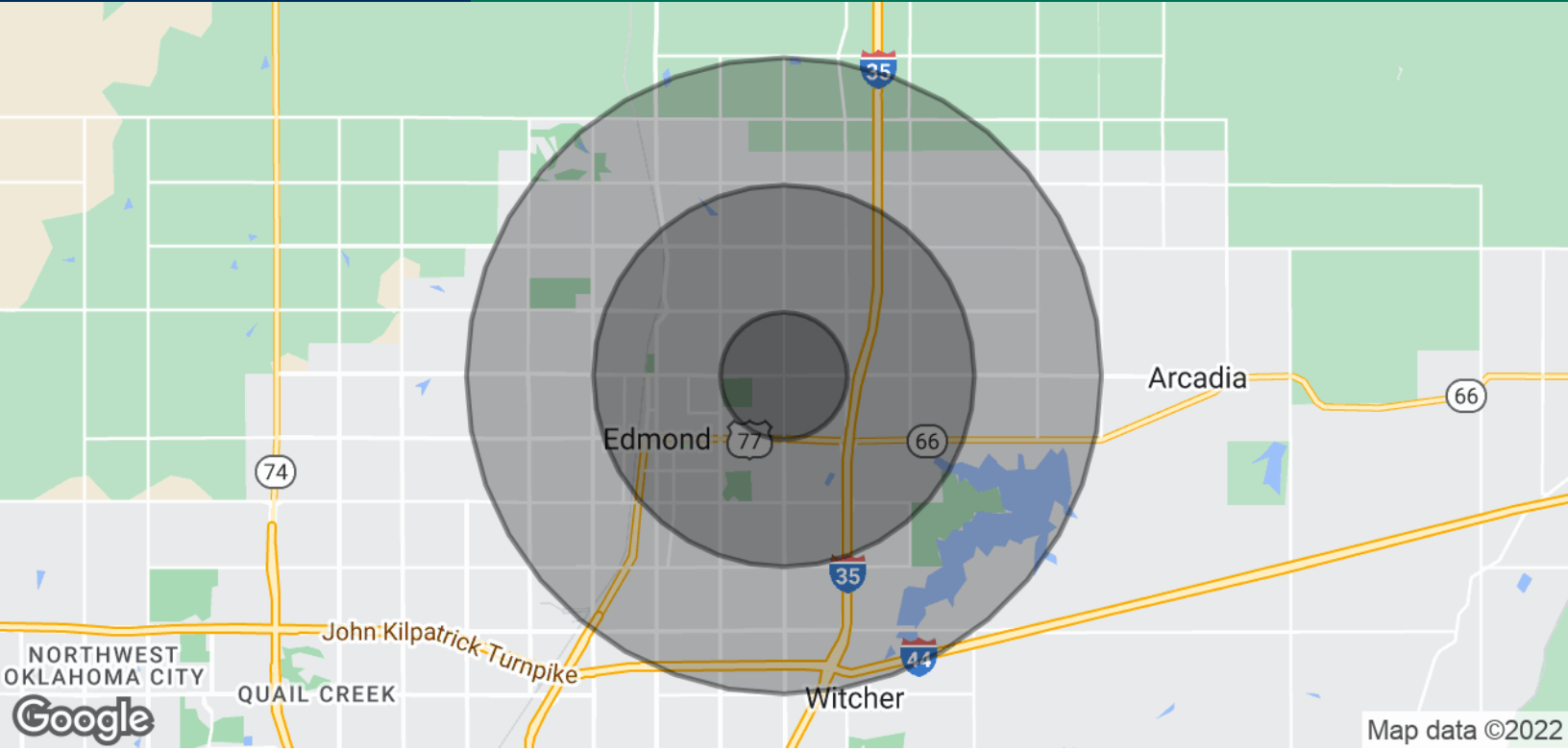
Sale Price:	\$13,900,000
Lot Size:	18.68 Acres
Price / Acre:	\$744,111
Zoning:	E-2/D1
Submarket:	Edmond
	080322

**PROPERTY OVERVIEW**

911' of Frontage Along E Danforth Rd and 893' of Frontage Along N Coltrane Rd  
 Prime Commercial Land-Development ready  
 All Utilities to Site  
 Located in heart of Edmond's most rapidly growing neighborhoods  
 Strong Demographics

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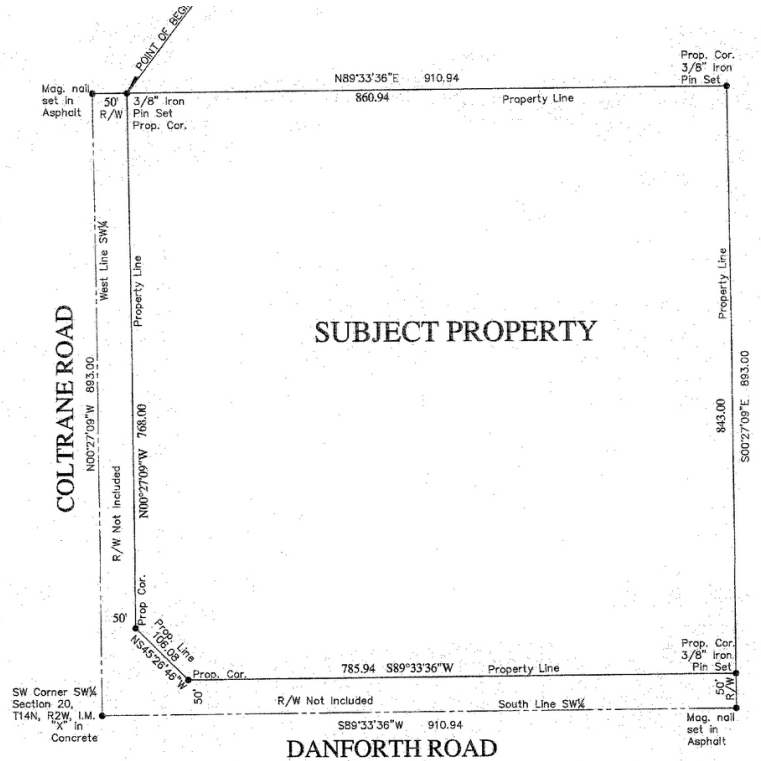
**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	4,676	37,208	88,625
Average age	38.7	34.4	34.0
Average age (Male)	32.2	32.1	32.2
Average age (Female)	43.9	36.5	35.8

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total households	1,783	14,088	33,433
# of persons per HH	2.6	2.6	2.7
Average HH income	\$113,711	\$95,234	\$90,603
Average house value	\$276,879	\$302,302	\$268,901

\* Demographic data derived from 2020 ACS - US Census



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