

# SE EDMOND LOT FOR SALE

2ND AND COLTRANE



**DAVID LIDE**

Equity Commercial Realty Advisors, LLC  
dlide@equityrealty.net

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





## OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	0.94 Acres
Zoning:	E-1 Retail General Commercial
Traffic Count:	39,625 (ACOG 2022)

## LOCATION OVERVIEW

This Land opportunity is located along E 2nd Street between S Coltrane Rd and I-35 in the beautiful city of Edmond, OK.



## PROPERTY HIGHLIGHTS

- Lot 2 (East) 51,200 SF MOL 40,800 NET SF MOL \$950,000.00
- Fully Developed Lot with All Utilities to the Site

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,573	16,897	35,441
Total Population	6,301	44,612	93,702
Average HH Income	\$86,412	\$89,759	\$89,191

## DAVID LIDE

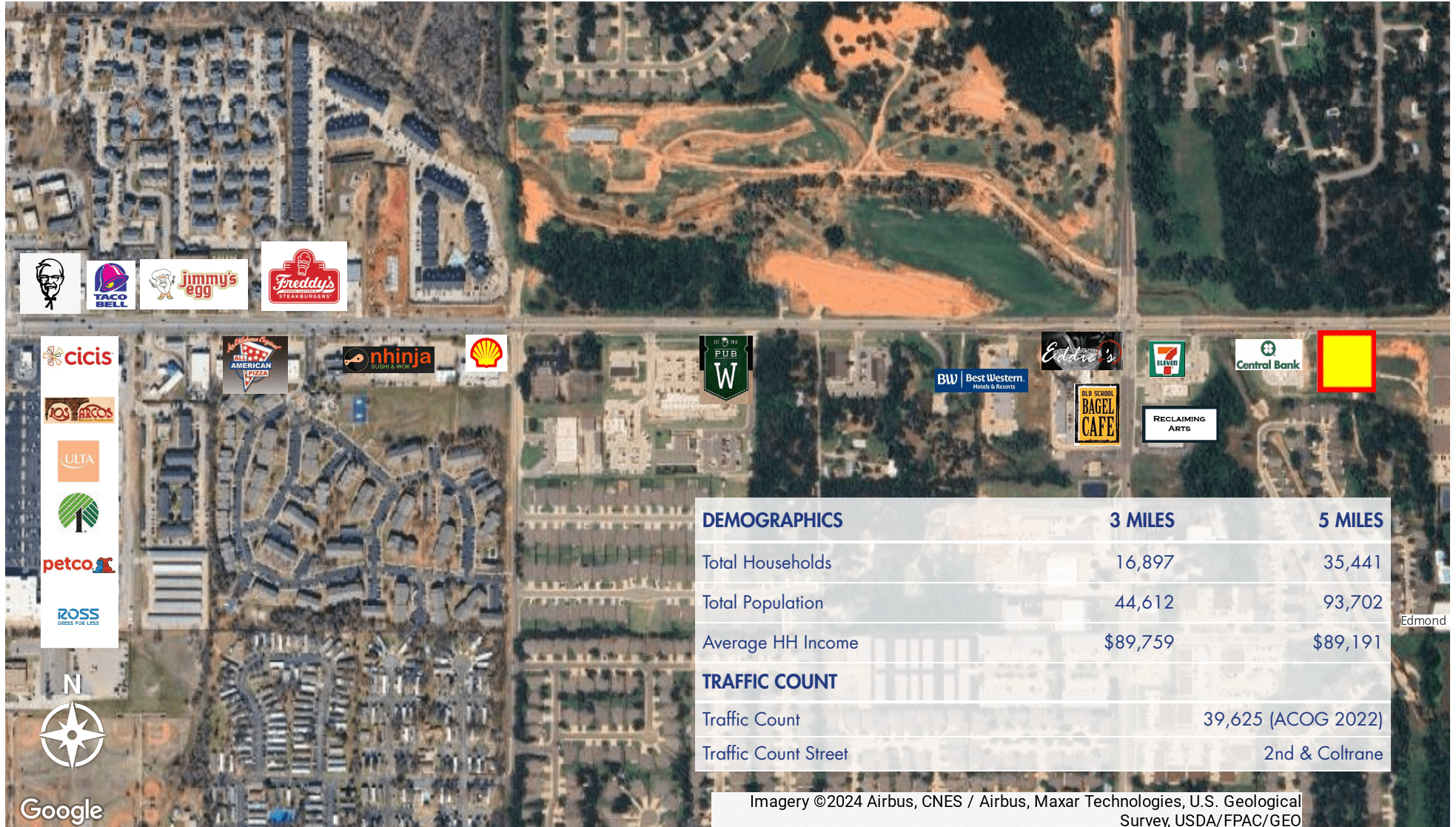
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