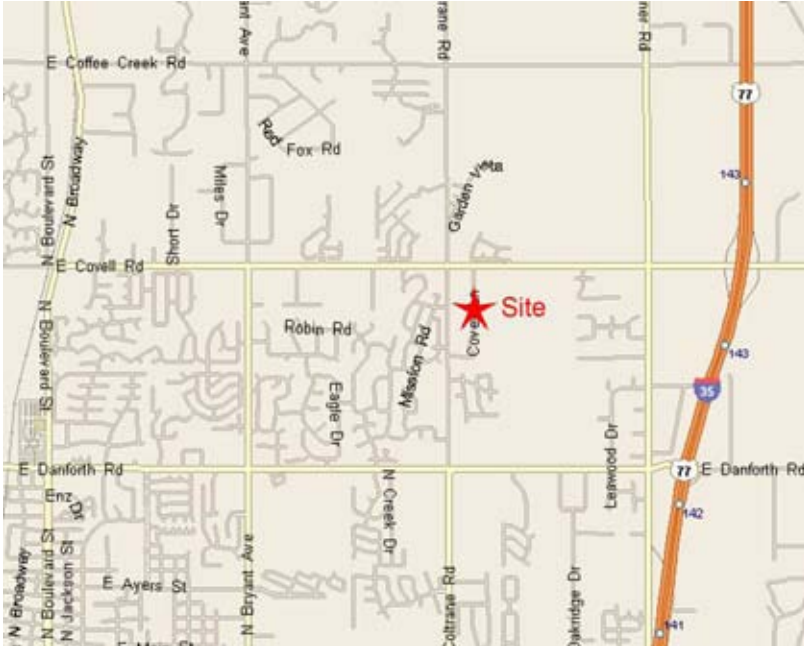


LAND FOR SALE

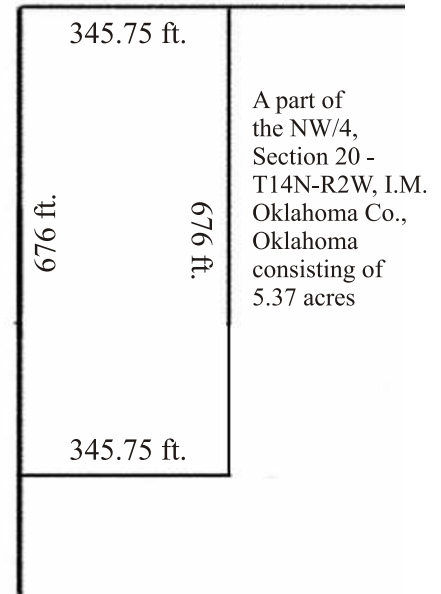
5 Acres, SE Corner of Covell & Coltrane

WIGGIN
PROPERTIES, LLC



Covell Road

Coltrane Road



Description:

- 5.37 acres.
- Will divide and/or build to suit.
- 1,022 linear feet of frontage.
- Additional land available.
- All utilities available
- Price: \$937,000 (\$4.00/sf).
- To be rezoned.
- Not in flood zone.

Location:

Great demographics in a high-income neighborhood. Located in the growth path of Edmond, Oklahoma's fastest-growing city, this property is ideally situated at the southeast corner of Covell and Coltrane. Roadway expansion plans call for Covell to become a six-lane boulevard and north Edmond's most heavily traveled east-west thoroughfare making this a major intersection in the near future. Furthermore, this corner is the best corner of the intersection.



David A. Huffman,
CCIM

WIGGIN
PROPERTIES, LLC

Wiggin Properties, LLC

5801 N. Broadway, Suite 120

Oklahoma City, OK 73118

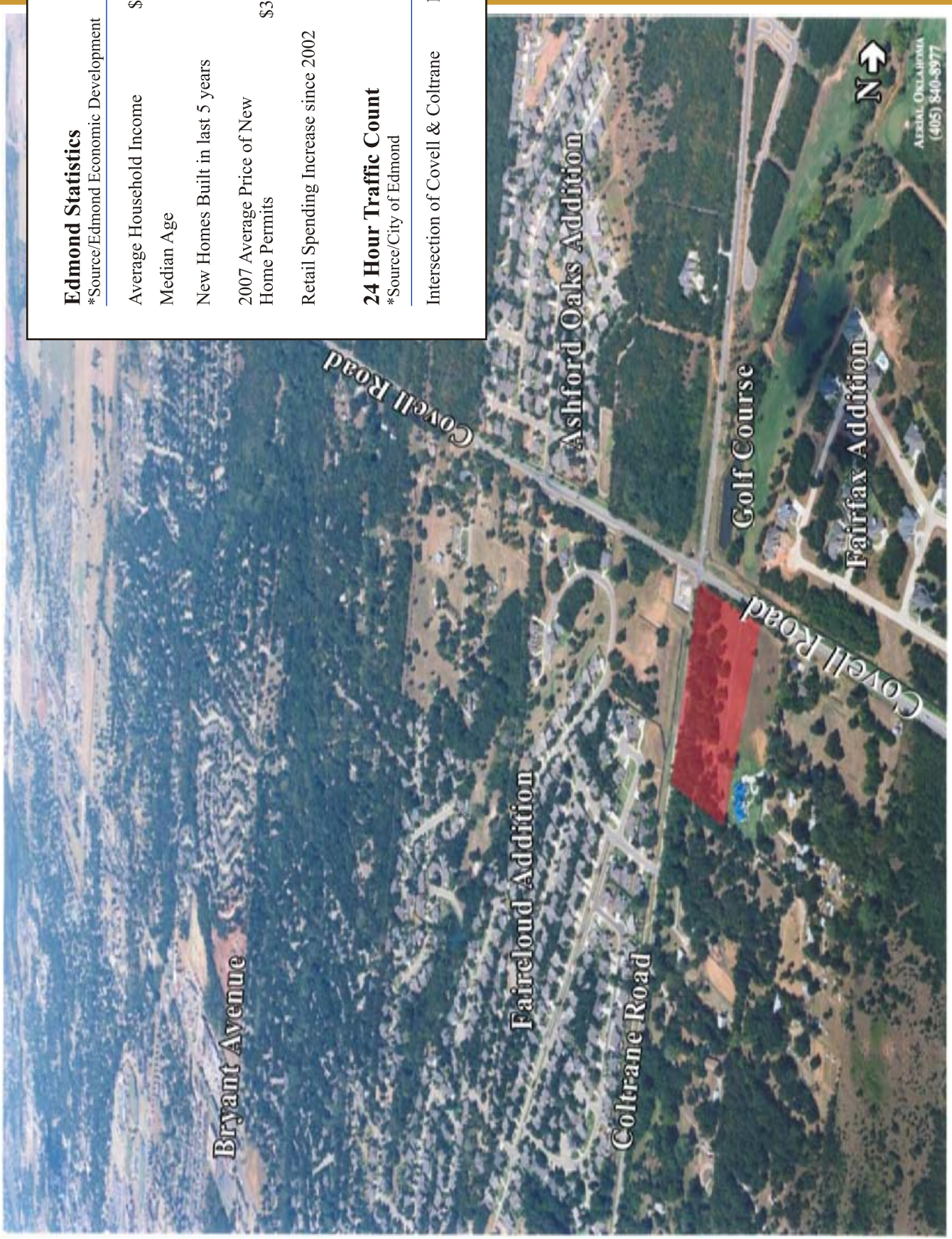
Phone: 405.842.0100

Fax: 405.848.1061

Email: dhuffman@wigginprop.com

www.wigginprop.com





Edmond Statistics

*Source/Edmond Economic Development

Average Household Income	\$84,302
Median Age	34.8
New Homes Built in last 5 years	3,152
2007 Average Price of New Home Permits	\$317,450
Retail Spending Increase since 2002	33.8%

24 Hour Traffic Count

*Source/City of Edmond

Intersection of Covell & Coltrane	11,375
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