**Land for Sale or Build-to-Suit**

**SE Corner of Covell & Coltrane**

Edmond, OK 73034

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**Description:**

- 5.37 acres
- 1,022 linear feet of frontage
- All utilities available
- To be rezoned
- Will divide and/or build-to-suit
- Price: Negotiable
- Intersection traffic count: 22,703 cpd (‘18)

**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.

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Call David Huffman, CCIM, today at **405.842.0100**

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### Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 miles</th>
<th>5 miles</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>5,216</td>
<td>41,404</td>
<td>99,582</td>
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<tr>
<td>Average HH Income</td>
<td>$165,768</td>
<td>$112,736</td>
<td>$106,786</td>
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<tr>
<td>Total Households</td>
<td>1,818</td>
<td>16,015</td>
<td>38,384</td>
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<tr>
<td>Average Age</td>
<td>41.7</td>
<td>36.7</td>
<td>37.2</td>
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- New Homes Built in last 5 Years: 2,785
- Average Price of New Homes Built 2017: $312,852
- Retail Shopping Spending Increase Since 2009: 10.98%

Source: U.S. Costar and 2018 Edmond Abstract
Covell, Griffin to Fairfax
This project will widen Covell to provide for a four lane divided roadway. There will be left turn lanes at all side streets. Covell will also include street lighting and 10 foot wide multi-use paths/sidewalks. There are also several retaining walls that will be constructed. Easement are currently being purchased from land owners. Construction anticipated to begin in the fall of 2019.

The Legacy at Covell
The Legacy at Covell is a 130-acre retail and residential development along the northwest corner of Covell and I-35. The first section of retail and residential will be built between the ShowBiz Cinema and the Hilton Garden Inn, with walking spaces and a courtyard area. Developers have approval to build upto 600 apartment units.

Summit Sports Complex
155,000 SF, facility with 8 basketball courts, 16 volleyball courts, 2 indoor soccer fields, fitness and personal training, medical and physical therapy services and dining. Start date to be announced.

Edmond High School
Edmond has purchased an 80-acre site for the 4th Edmond High school to be constructed in 2021 at the SE corner of Air Depot and Covell.

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