

LAND SPACE NOW AVAILABLE

Lease Rate:	Negotiable
Available SF:	2,000 SF
Lot Size:	0.75 Acres
Sub Market:	Edmond

04092020

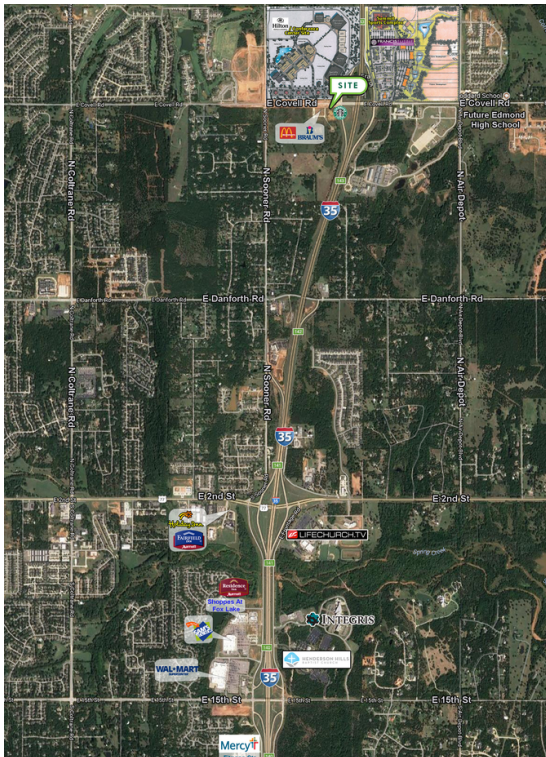
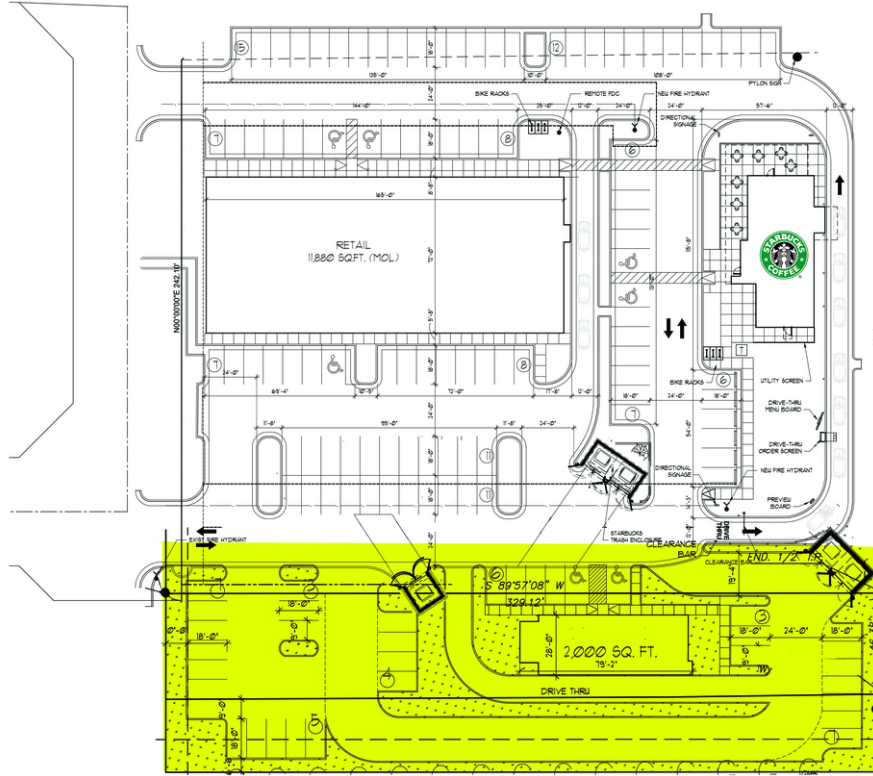
PROPERTY OVERVIEW

Build-To-Suit or Ground Lease opportunity with I-35 frontage near Covell. The site could be 2,000 square feet buildable with .57 to .75 acres of development. The land is located at Covell and I-35 directly adjacent from and Hilton Garden Inn Convention Center & Hotel and the approved Edmond Sports Complex.

The Property is located just south of Starbucks, just a few miles from the newly developed Mercy Hospital and Integris Baptist Hospital.

The land is located near 2664 Exchange Dr. in Edmond, Oklahoma. The commercial development land sits on the southwest corner of I-35 and Covell in Edmond, Oklahoma. Edmond schools are expanding an Edmond East High School in the area, just east of the property.

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DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	51,832
Population Density	51,832
Median Age	36.1
Median Age (Male)	34.3
Median Age (Female)	37.7
Total Households	19,273
# of Persons Per HH	2.7
Average HH Income	\$105,476
Average House Value	\$326,205

TRAFFIC COUNTS (PER ACOG)

I-35	North	58,300
I-35	South	68,580
E Covell	East	2,440
E Covell	West	8,044

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.