

2ND STREET AND COLTRANE ROAD

EDMOND, OK 73034



## PROPERTY DESCRIPTION

The site consists of 2.71 Acres of commercial land located less than a mile from I-35. To the north, there are plans for the 62 Acre “Uncommon Ground Sculpture Park” that are still awaiting to be finalized. The site could be a mix of retail along the frontage and office along the south portion of the property. New construction in the area include: 711, Old School Bagel, Just Kids Pediatrics. The Shops on 2nd Street less than a mile west have an impressive line-up including: Pub W, Dave’s Hot Chicken and Neighborhood JAM.

## LOCATION DESCRIPTION

Located on 2nd Street near Coltrane Road and just one mile to the west of I-35. Easily accessible from Broadway Extension and nearby the busiest retail intersection at Bryant and 2nd Street. Attractions in the area include: Uncommon Ground Sculpture Park, 711, Old School Bagel, Just Kids, Pub W, Dave’s Hot Chicken and Neighborhood JAM.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,180,000
<b>Lot Size:</b>	2.71 Acres
<b>Price / SF</b>	\$10 / SF

### PHILLIP MAZAHERI, CCIM

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