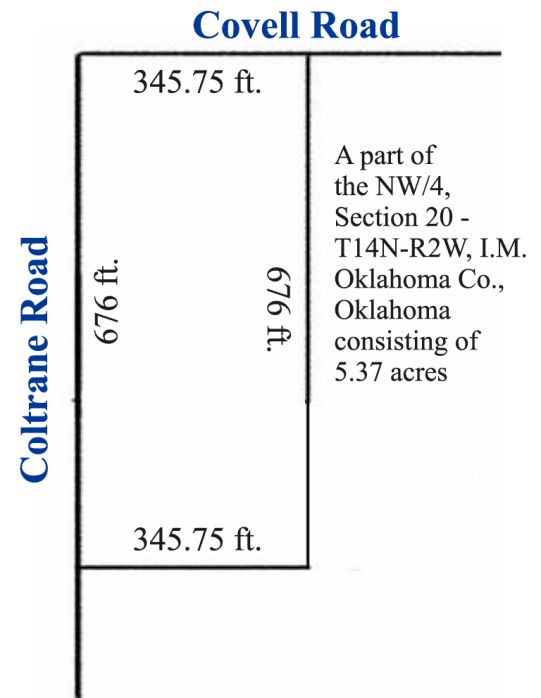
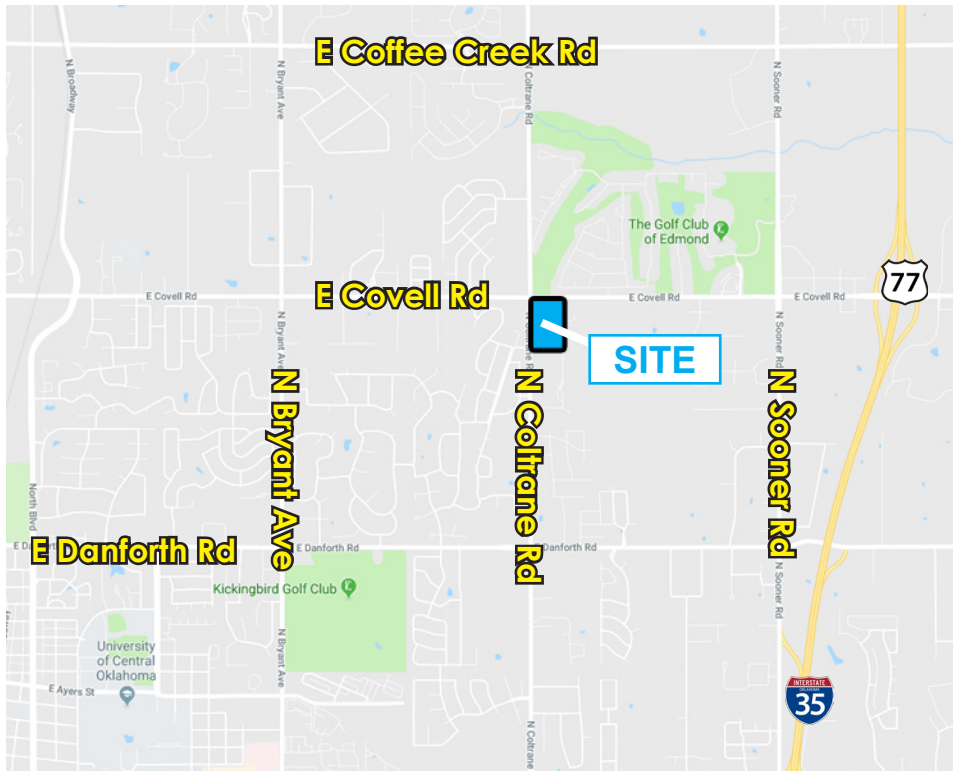


Land for Sale or Build-to-Suit

# SE Corner of Covell & Coltrane

Edmond, OK 73034

**WIGGIN**  
PROPERTIES, LLC



## 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.

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

[dhuffman@wiggprop.com](mailto:dhuffman@wiggprop.com) | [wiggprop.com](http://wiggprop.com)

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Demographics

2018	1 mile	3 miles	5 miles
Population	5,216	41,404	99,582
Average HH Income	\$165,768	\$112,736	\$106,786
Total Households	1,818	16,015	38,384
Average Age	41.7	36.7	37.2

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

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## 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 up to 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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