

Build To Suit / Ground Lease - Shoppes at East Covell

2664 Exchange Dr (SW/Corner I-35 & E Covell Rd), Edmond, OK 73034



LAND SPACE NOW AVAILABLE

Available SF:	2,000 SF - Buildable
Lease Rate:	Negotiable
Lot Size:	0.57 - 0.75 Acres
Sub Market:	Edmond

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, expected to be completed Spring of 2018, just a few miles from the newly developed Mercy Hospital and Integris Baptist Hospital.

LOCATION OVERVIEW

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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.

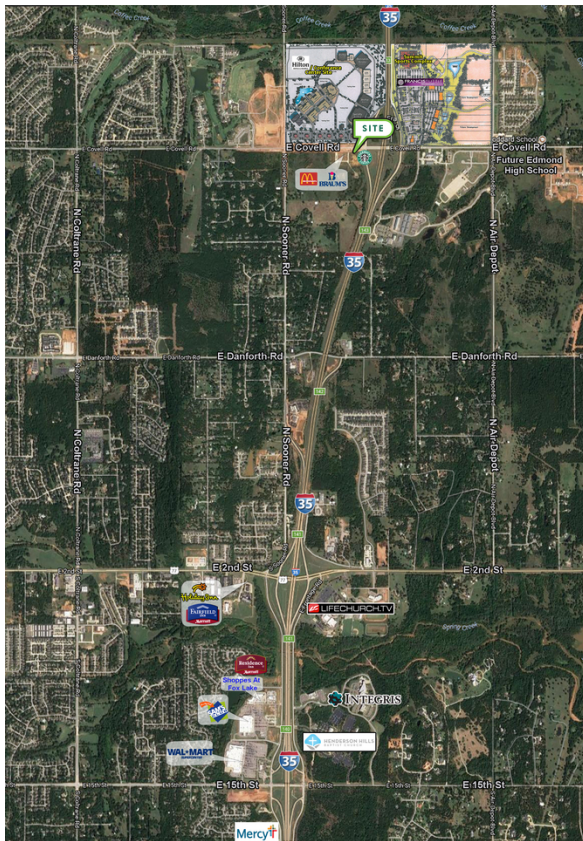
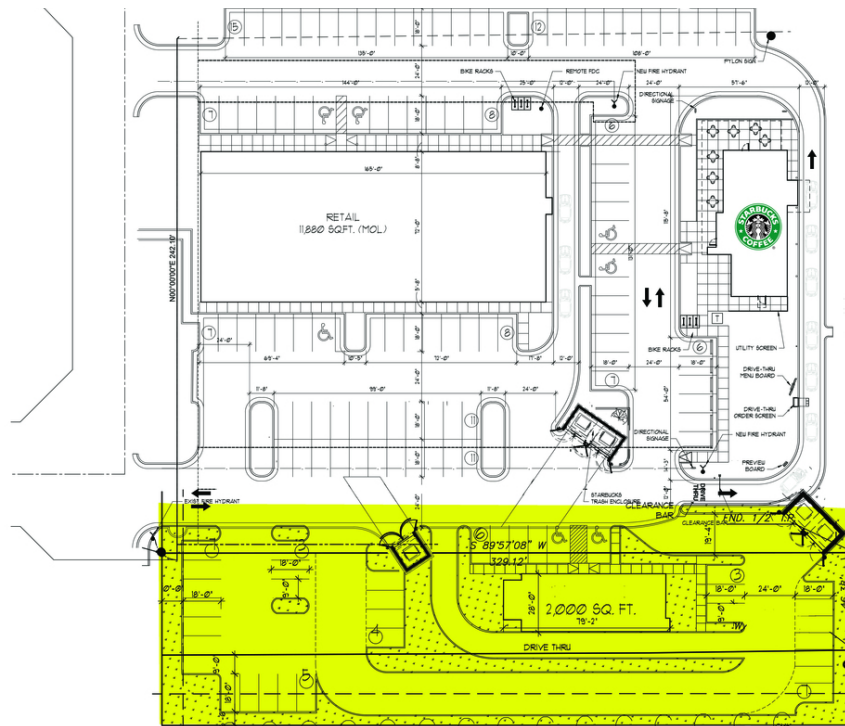
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

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-ODOT)

I-35	north	58,300
I-35	South	68,580
E Covell	east	1,226
E Covell	west	8,044