S.W. CORNER COVELL ROAD & SANTA FE AVENUE
EDMOND, OK 73034



NAIRED COMMERCIAL REAL ESTATE

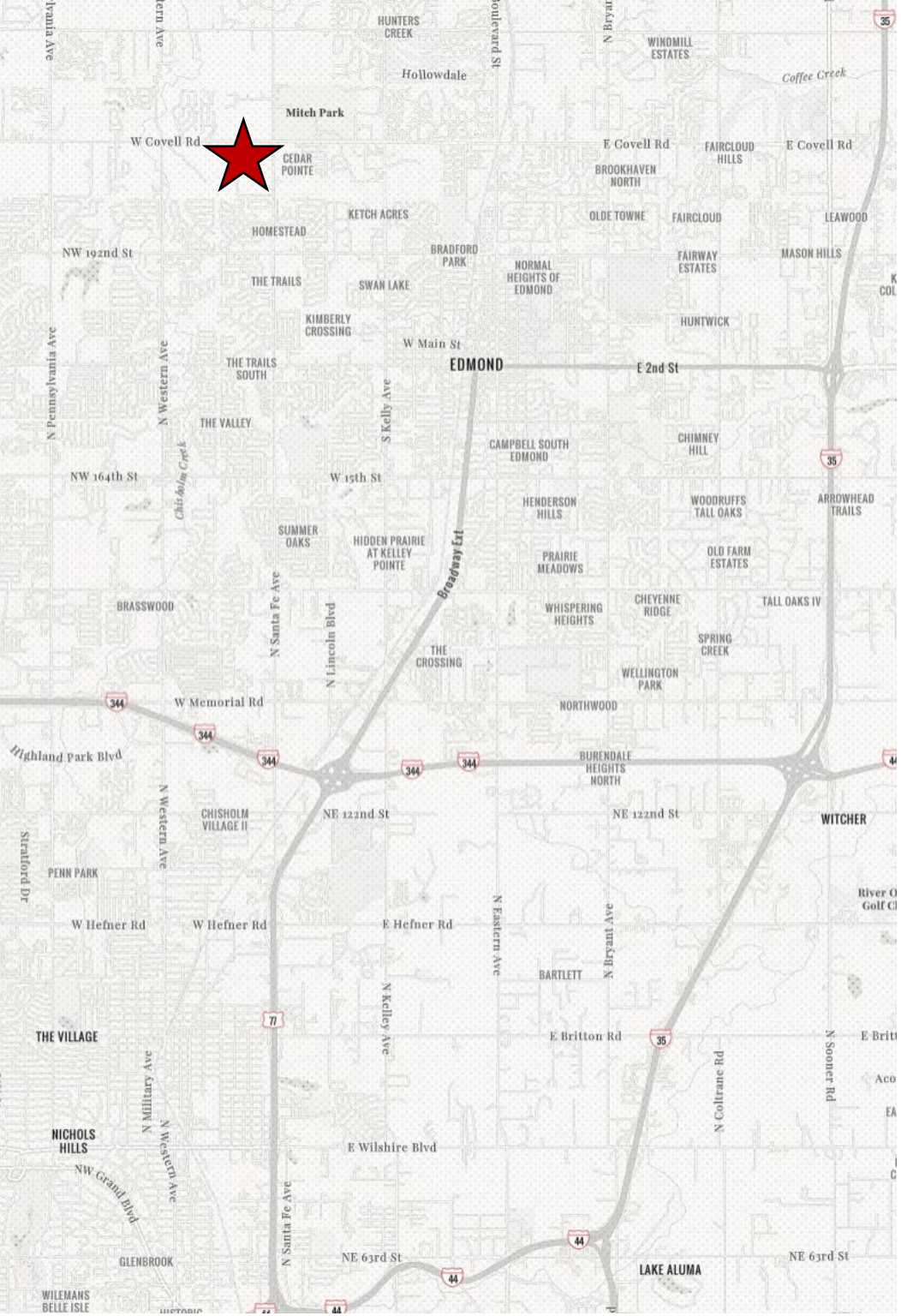
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S.W. CORNER COVELL ROAD & SANTA FE AVENUE





PROPERTY OVERVIEW

LOT SIZE	93 ACRES +/-

LOCATION HIGHLIGHTS

- Surrounded by Significant Residential Growth
- Between I-35 & Highway 74

DEMOGRAPHICS

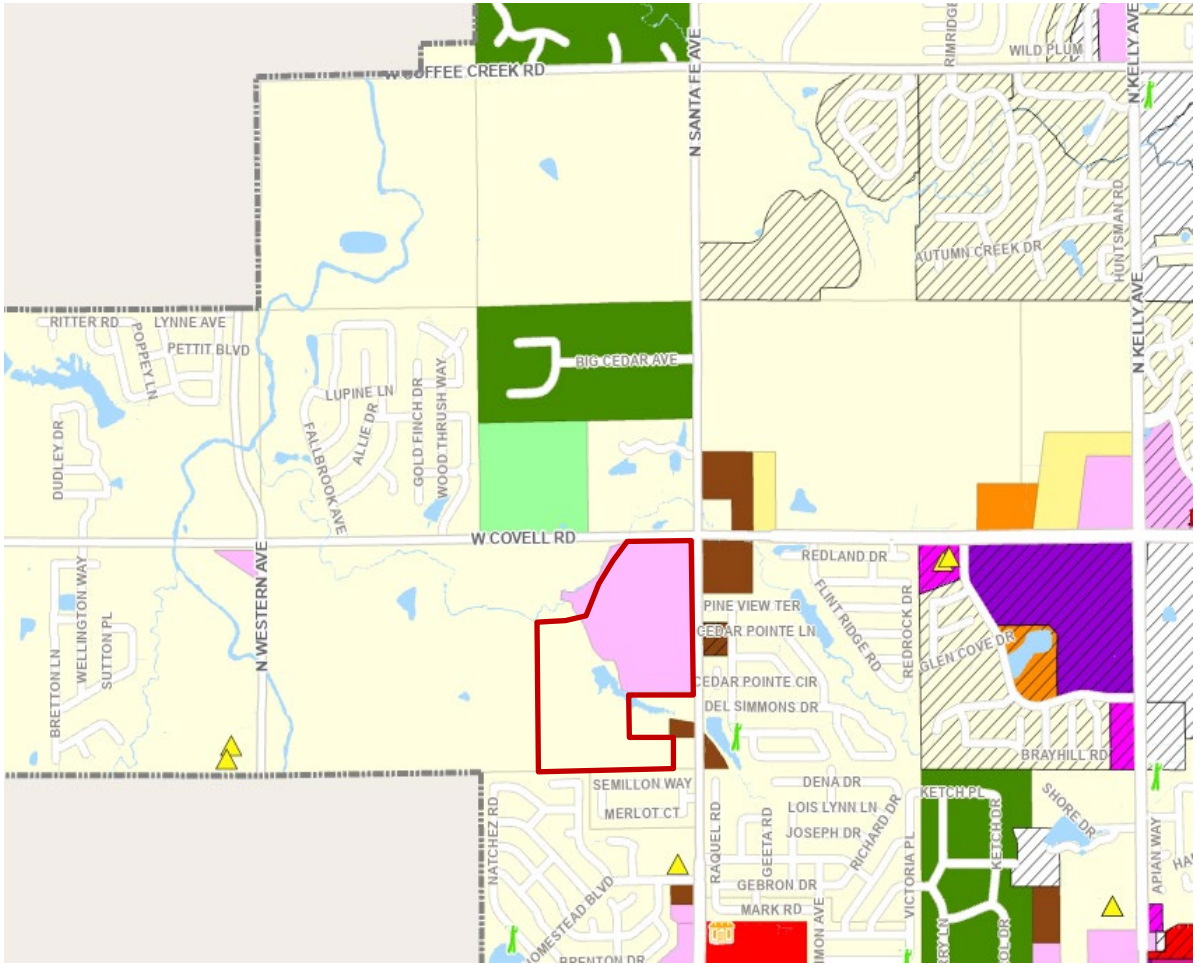
POPULATION
1 MILE: 5,992
3 MILES: 65,539
5 MILES: 141,997

AVERAGE HOUSEHOLD INCOME
1 MILE: $144,065
3 MILES: $124,523
5 MILES: $130,212

TOTAL HOUSEHOLDS
1 MILE: 2,100
3 MILES: 24,276
5 MILES: 54,195

DRIVE TIMES
1 MILE FROM US-77
3 MILES FROM I-35

S.W. CORNER COVELL ROAD & SANTA FE AVENUE – ZONING MAP



D-1 — Restricted Retail Commercial

A — Single-Family Dwelling District

D-1 — Restricted Retail Commercial

48.0 Acres | Covell & Santa Fe Frontage

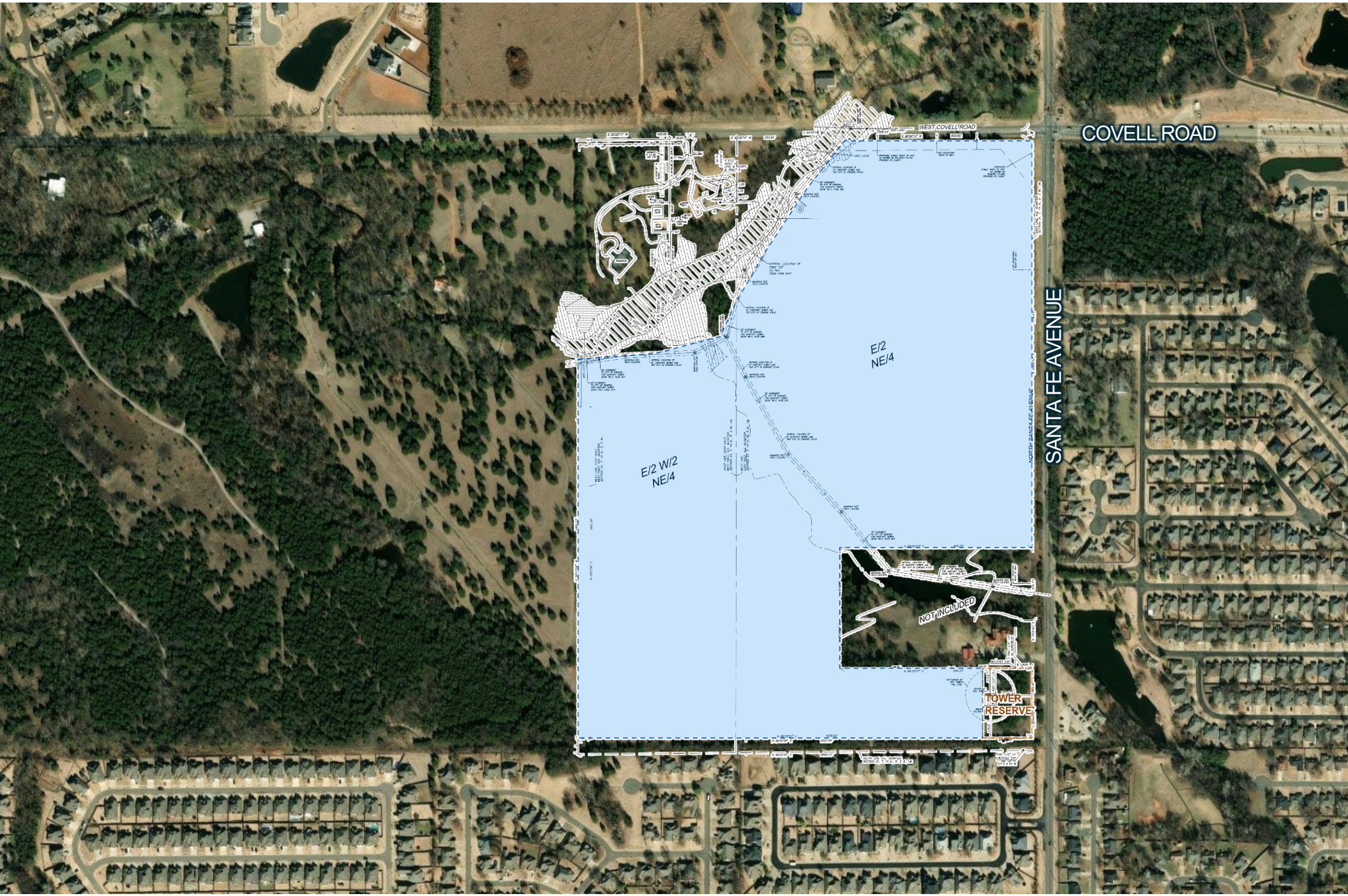
- ✓ Retail Sales & Service (by right)
- ✓ Office & Medical (by right)
- ✓ Restaurant, no drive-in (by right)
- ✓ Convenience / Fuel Sales (specific use permit)
- ✓ Grocery & Specialty Retail Stores

A — Single-Family Dwelling District

51.5 Acres | Interior Parcel

- ✓ Single-family detached dwellings (by right)
- ✓ Min. 6,000 SF lots — supports 250–350+ platted lots
- ⚑ No commercial use permitted as-is
- ⚑ Rezoning to B or PUD recommended for upside

S.W. CORNER COVELL ROAD & SANTA FE AVENUE – SITE PLAN



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