

3413 S Coltrane Road
Edmond, OK 73013

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& COHEN**
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MLS# 1221624



\$1,200,000

3 Bedrooms | 2 Bathrooms | 1,649 Sqft

Rare, fully approved through the city of Edmond development opportunity in the highly desirable City of East Edmond! This exceptional 8 acre property comes with city approved plans already in place, including neighborhood layout and designated community name saving valuable time and accelerating your path to development. The offering includes both the expansive acreage and an existing home, which is being sold as-is. The residence presents additional flexibility and could be utilized during the development process, repurposed, or torn down to complete the development as planned. With approvals secured, this property is truly a developer's dream ready for immediate execution. The thoughtfully planned layout maximizes the potential of the land while offering a clear blueprint for a successful residential community. Contact the listing agent for further information. Opportunities like this are rare where vision, planning, and approvals are already aligned. Whether you're an experienced developer or investor looking for your next project, this turnkey development opportunity in Edmond is ready to bring to life. This single family home located at 3413 S Coltrane Road, Edmond, OK 73013 is currently listed for sale by Chinowth & Cohen, with an asking price of \$1,200,000. This property was built in 1955 and has 3 bedrooms and 2



Mandy Rene

Chinowth & Cohen Realtors
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For full listing details, please scan:

