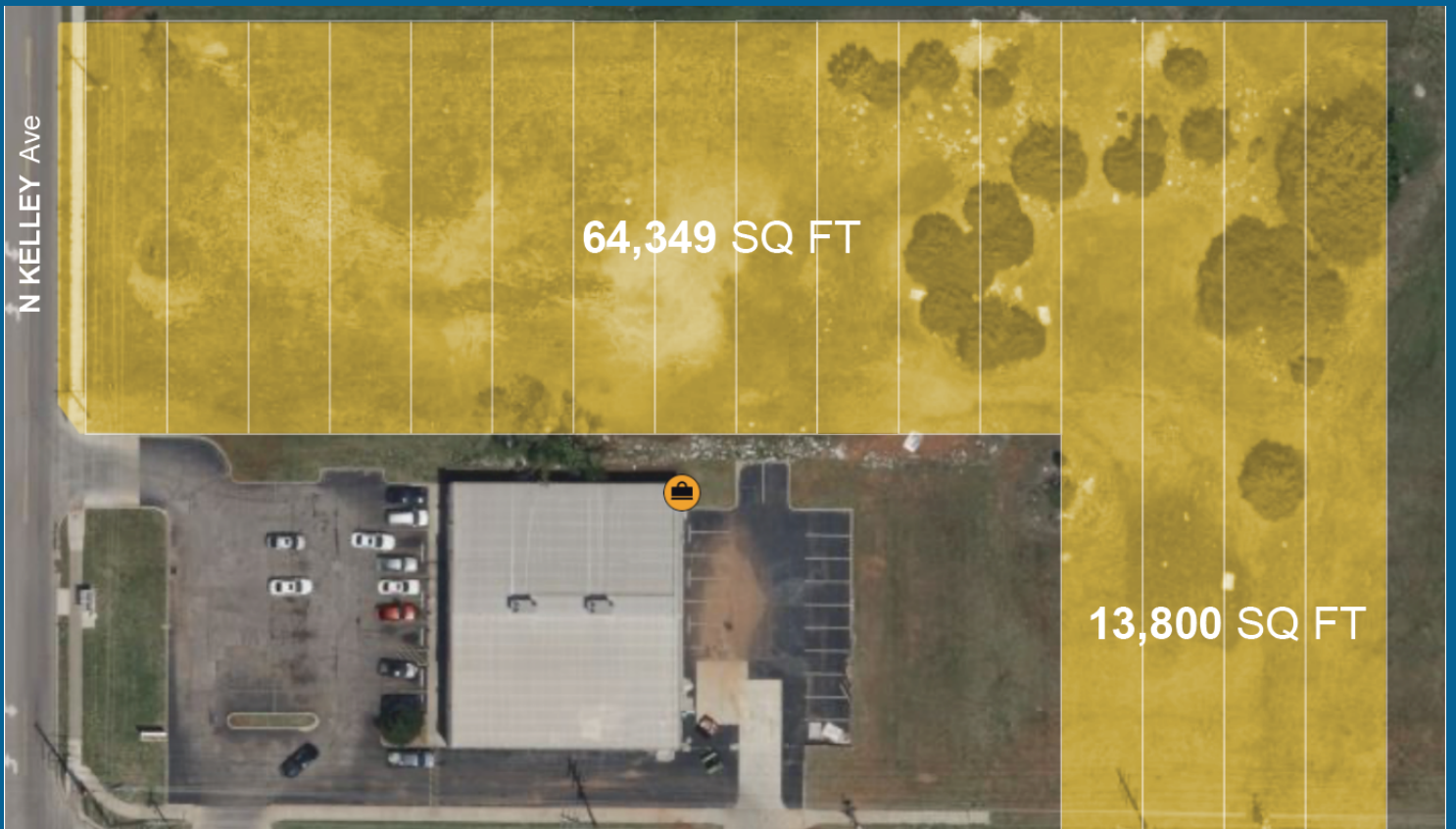


FOR SALE

# 3400 N KELLEY

3410 N. Kelley Ave., Oklahoma City, OK 73111



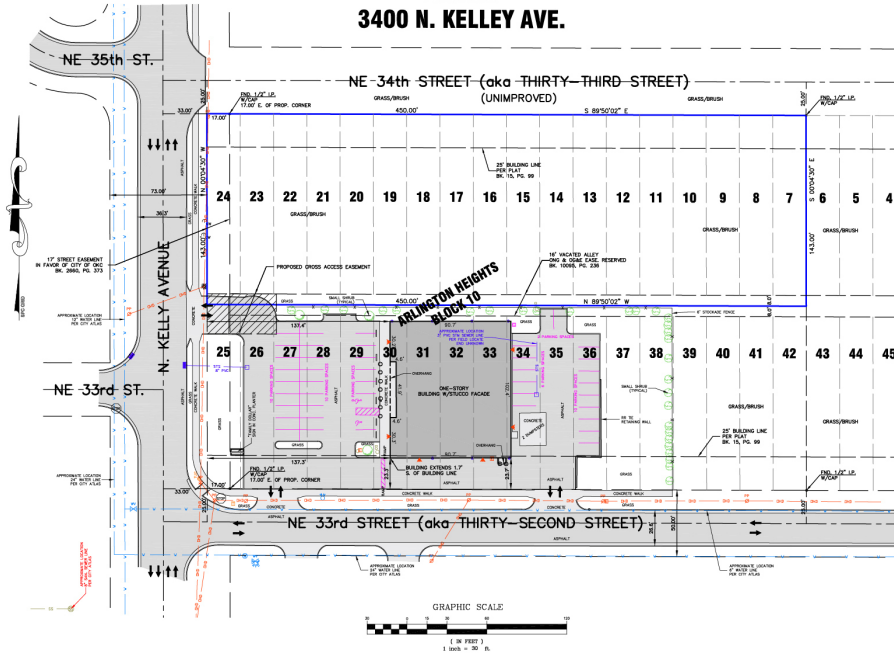
**Chris Castro**  
Associate - Office  
405.317.0627  
Chris@pivotproject.com

**PIVOT**

# 3400 N KELLEY

3410 N. Kelley Ave., Oklahoma City, OK 73111

## EXHIBIT 3400 N. KELLEY AVE.



### PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 3410 N. Kelley Ave., Oklahoma City. This property boasts SPUD 403 zoning, allowing for Administrative and Professional Office, Q4AD Retail Sales and Services, General Q431, providing unmatched flexibility for potential investors. With 143' frontage on N Kelley, plus a 138' x 100' parcel with access to 33rd street, the property offers ample space for up to 15,000 square feet of retail. Positioned adjacent to an operational Family Dollar, this prime location in the Oklahoma City Metro area presents an unparalleled chance for a strategic land or retail investment.

### PROPERTY HIGHLIGHTS

- Zoned SPUD 403 for versatile use
- 143' Frontage on N Kelley
- 450' deep (64,349 SF) lot
- Additional 138' x 100' parcel (13,800 SF)

### OFFERING SUMMARY

Lot Size: 78,149 SF

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 188        | 860       | 3,320    |
| Total Population  | 437        | 1,666     | 5,873    |
| Average HH Income | \$38,410   | \$34,491  | \$34,166 |

**Chris Castro**

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FOR SALE

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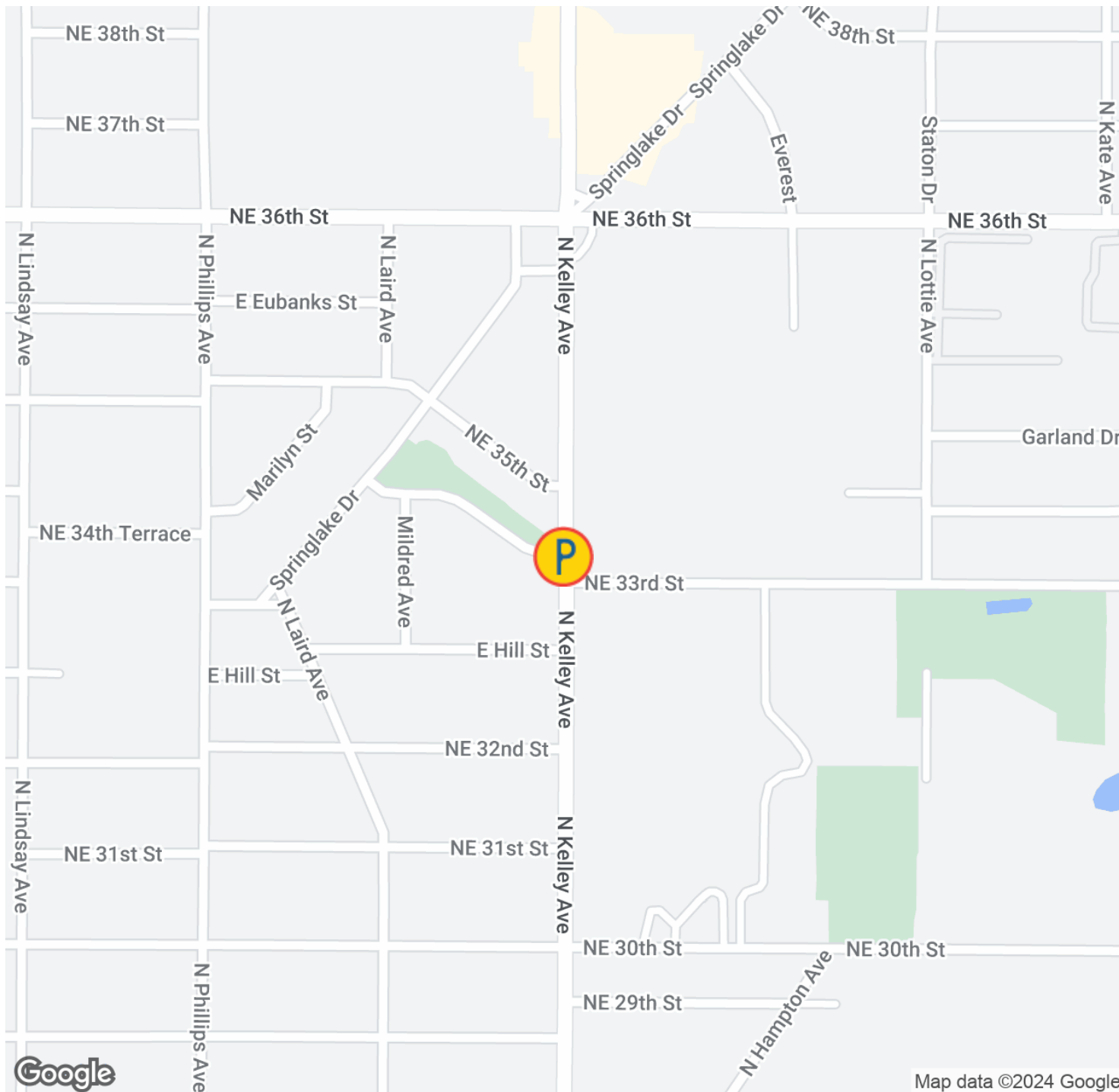
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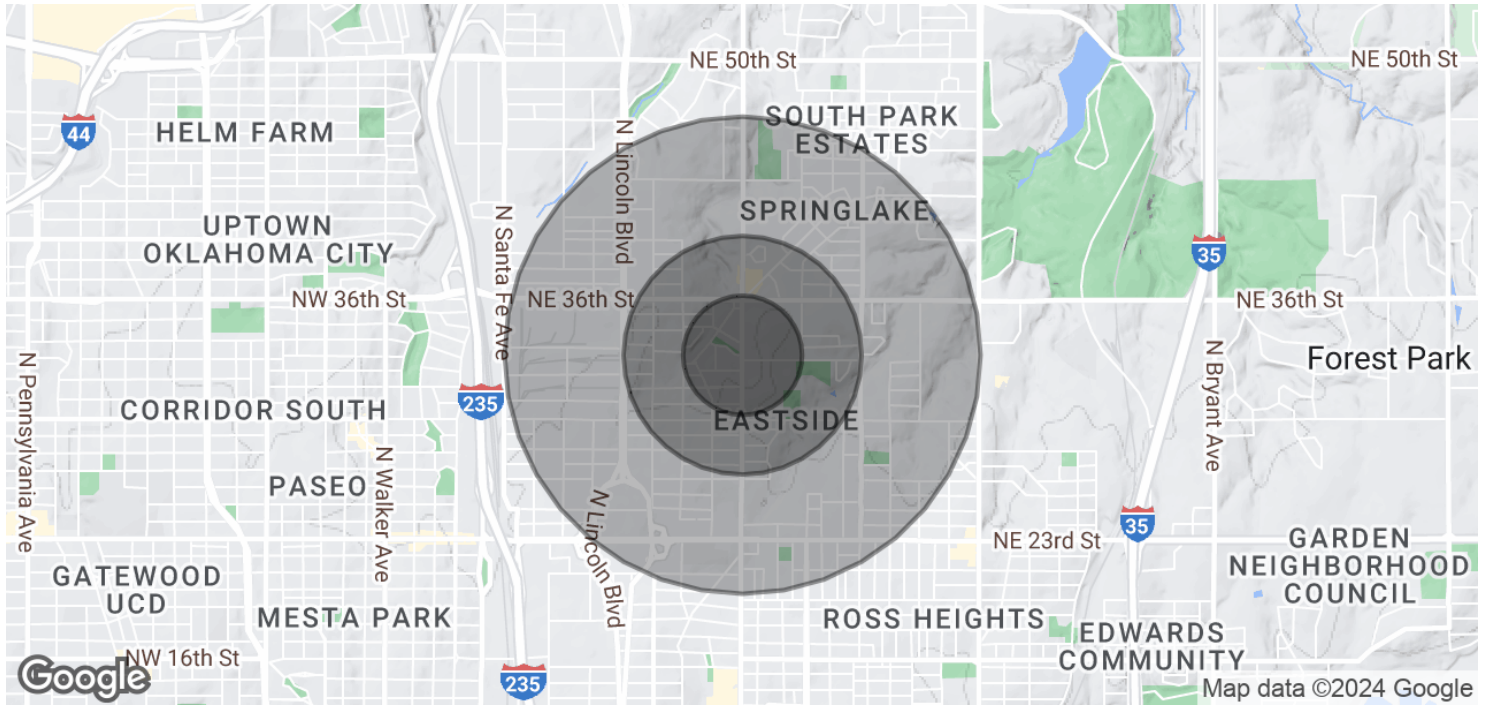
Chris@pivotproject.com

**PIVOT**

FOR SALE

# 3400 N KELLEY

3410 N. Kelley Ave., Oklahoma City, OK 73111



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 437        | 1,666     | 5,873  |
| Average Age          | 31.9       | 37.6      | 40.5   |
| Average Age (Male)   | 19.7       | 30.2      | 36.7   |
| Average Age (Female) | 36.0       | 40.3      | 43.2   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE   |
|---------------------|------------|-----------|----------|
| Total Households    | 188        | 860       | 3,320    |
| # of Persons per HH | 2.3        | 1.9       | 1.8      |
| Average HH Income   | \$38,410   | \$34,491  | \$34,166 |
| Average House Value | \$70,855   | \$69,904  | \$71,373 |

\*Demographic data derived from 2020 ACS - US Census

**Chris Castro**  
Associate - Office  
405.317.0627  
Chris@pivotproject.com

**PIVOT**

**APPROVED**  
DEC 13 2005

***SPUD- 379 MASTER DESIGN STATEMENT***

BY THE CITY COUNCIL  
*Sharon Kersen* CITY CLERK

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 5100.2B of the Oklahoma City Municipal Code, 2002).

I. Special Development Regulations:

This site will be developed in accordance with the regulation of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 1993), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:

Administrative and Professional Office (2401)  
Retail Sales and Services (2431)

***The following Sections II.1 through II.4 cannot be changed or amended in any way except by action of City Council after review and recommendation by the Planning Commission:***

2. Maximum Building Height: 22 feet
3. Maximum Building Size: 9,500 Square Feet
4. Maximum Number of Buildings: One
5. Building Setback Lines: Per Ordinance
6. Sight-proof Screening: Wood sight-proof screening on North and East.
7. Landscaping: Per Ordinance
8. Signs: One eight-foot monument sign, architecturally consistent with the building with a landscaped planter at the base
9. Access: One drive along Kelley and two drives on NE 33<sup>rd</sup> Street.

II. Other Development Regulations:

1. Architecture: Stucco over metal frame.
2. Open Space: 10%

3. Street Improvements: N/A
4. Other: A sidewalk will be provided along Kelley Avenue and NE 33<sup>rd</sup> Street. Hours of operation will be limited to 8:00 a.m. to 9:00 p.m.

III. Reversion:

If development of this SPUD does not commence within five years of its adoption by the City Council the site shall henceforth be developed in accordance with the C-3 & R-4 District use and development regulations and be subject to the regulations in Section 5100 of Chapter 59 of the Planning and Zoning Code. For purposes of this provision, development shall be deemed to have commenced upon the issuance of a City permit for fences, driveways, etc., or upon the issuance of a City building permit for any structure or development within this SPUD.

IV. Supporting Documents

- |            |                   |
|------------|-------------------|
| Exhibit A: | Legal Description |
| Exhibit B: | Site Plan         |

Exhibit A  
Legal Description

The East 8 feet of Lot 25 and all of Lots 26 through 38, Block 10, Arlington Heights Addition to  
Oklahoma City, Oklahoma County, Oklahoma

APPROVED

OCT 24 2006

BY THE CITY COUNCIL

This document serves as the Master Design Statement and fulfills the ordinance requirements of the Simplified Planned Unit Development (Chapter 59, Section 5100.2B of the Oklahoma City Municipal Code, 2002).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

Notwithstanding Section 59-5200.3C of the Oklahoma City Municipal Code, 2002, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 1993), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:

Administrative and Professional Office (2401)  
Retail Sales and Services: General (2431)

2. Maximum Building Height: 22 feet
3. Maximum Building Size: 9,500 square feet
4. Maximum Number of Buildings: 3
5. Building Setback Lines: Per Ordinance
6. Sight-proof Screening: Wood sight-proof screening on the north and east.
7. Landscaping: Per ordinance
8. Signs: One eight foot tall monument sign architecturally consistent with the same material as the building, with a landscaped planter at the base.
9. Access: One curb cut to Kelley Avenue, to be shared access with SPUD #379. Side access to NE 34<sup>th</sup> Street upon the City of Oklahoma City's future development of said street, if any.

II. Other Development Regulations:

1. Architecture: Stucco over metal frame building.
2. Open Space: 10%
3. Other: A sidewalk will be provided along Kelley per ordinance. A sidewalk will be provided per ordinance along NE 34<sup>th</sup> Street should the street be constructed. Hours of operation will be 8:00 a.m. to 9:00 p.m.

III. Reversion:

If development of this SPUD does not commence within five years of its adoption by the City Council the site shall henceforth be developed in accordance with the R-1 & R-4 District use and development regulations and be subject to the regulations in Section 5100 of Chapter 59 of the Planning and Zoning Code. For purposes of this provision, development shall be deemed to have commenced upon the issuance of a City permit for fences, driveways, etc., or upon the issuance of a City building permit for any structure or development within this SPUD.

IV. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Site Plan

## EXHIBIT A

### **Legal Description for Property to be Rezoned**

Block 10, Lots 7 through 23 and 39 through 42 and the east 8 feet of Lot 24 of ARLINGTON HEIGHTS ADDITION to the City of Oklahoma City, Oklahoma County, State of Oklahoma.