

**Property MOL
1.06 ac**

**Property MOL
1.64 ac**

**Property MOL
2.9 ac**

N Kelly Ave

W Edmond Rd

Tom H Vaught, SIOR

tom@victorycre.com

C: 405.850.6556

Land For Sale





Kelly Hallow Apartments



22,000 VPD

Under Contract



20,400 VPD

W Edmond Rd

S Kelly Ave

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Land For Sale





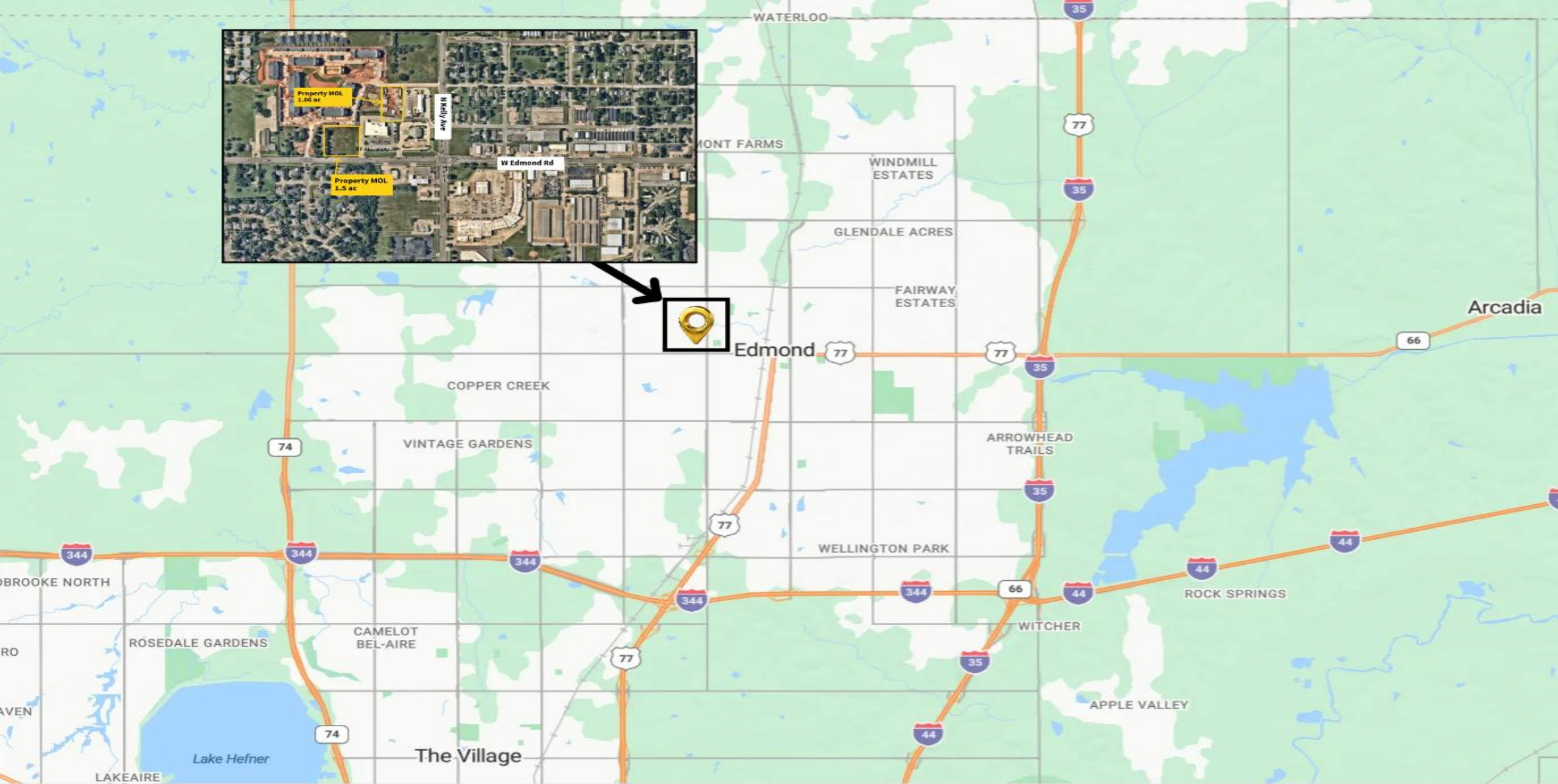
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LAND DETAILS

This land offering near Downtown Edmond is a strong commercial investment opportunity with two tracts totaling 2.6 acres and 2 acres. It is located just west of the new Kelly Hollow apartments and near the city core. The site has a 2025 traffic count of 50,534 at Edmond Rd and Kelly Ave, with city water and sewer available. The PUD allows E-1 zoning for general commercial use **and the site does not require detention**, reducing development costs and time.

SALE DETAILS

Tract 4 and 5	\$16/sf
Tract 3	\$10/sf

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