

**Property MOL
1.06 ac**

**Property MOL
1.14 ac**

**Property MOL
2.02 ac**

N Kelly Ave

W Edmond Rd

Tom H Vaught, SIOR
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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





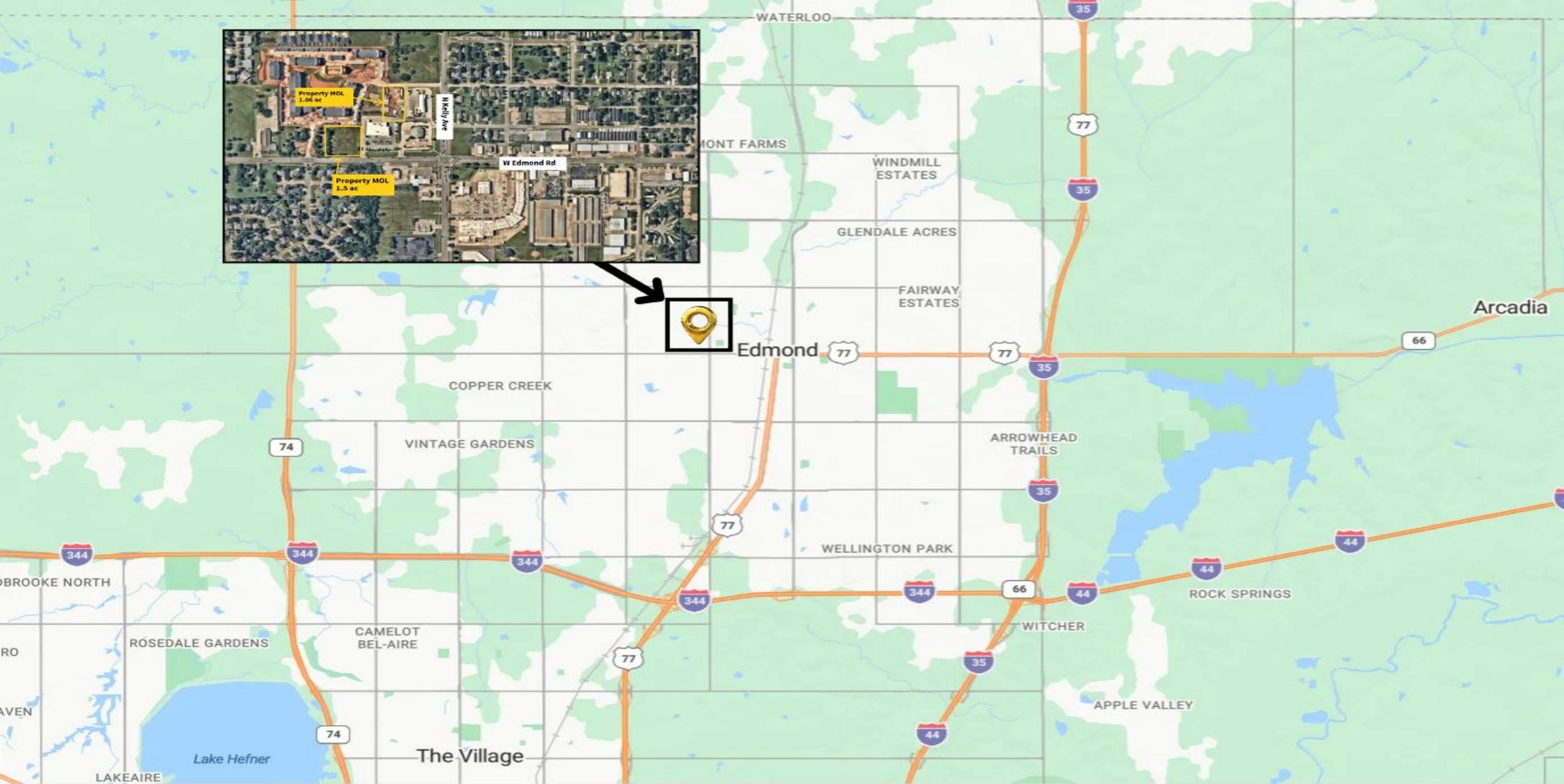
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LAND DETAILS

This land offering near Downtown Edmond provides a strong commercial investment opportunity, consisting of two tracts, one totaling 2.6 acres and the other 2 acres, located just west of the new Kelly Hollow apartment complex and close to the city’s core. The property benefits from a 2025 traffic count of 50,534 at Edmond Rd and Kelly Ave, with City of Edmond water and sewer already available at the site, and the PUD allows E-1 zoning for general commercial use.

SALE DETAILS

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

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