

# EDMOND MIXED USE LAND

501 North Kelly Avenue, Edmond, OK 73003



## PROPERTY OVERVIEW

Great location in highly desired Edmond, OK. Located just north of busy Edmond Road.

## LOCATION OVERVIEW

Located just north of Edmond Road on the west side of Kelly Ave.

## PROPERTY SUMMARY

**Sale Price:** \$1,900,000

**Lot Size:** 20.0 Acres

**Zoning:** PUD

**Market:** OKLAHOMA CITY

**Sub Market:** EDMOND

**Cross Streets:** EDMOND ROAD (2ND STREET) & KELLY AVE.

FOR MORE INFORMATION, PLEASE CONTACT:

**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | [canderson@grantgroupok.com](mailto:canderson@grantgroupok.com)

[grantgroupok.com](http://grantgroupok.com)

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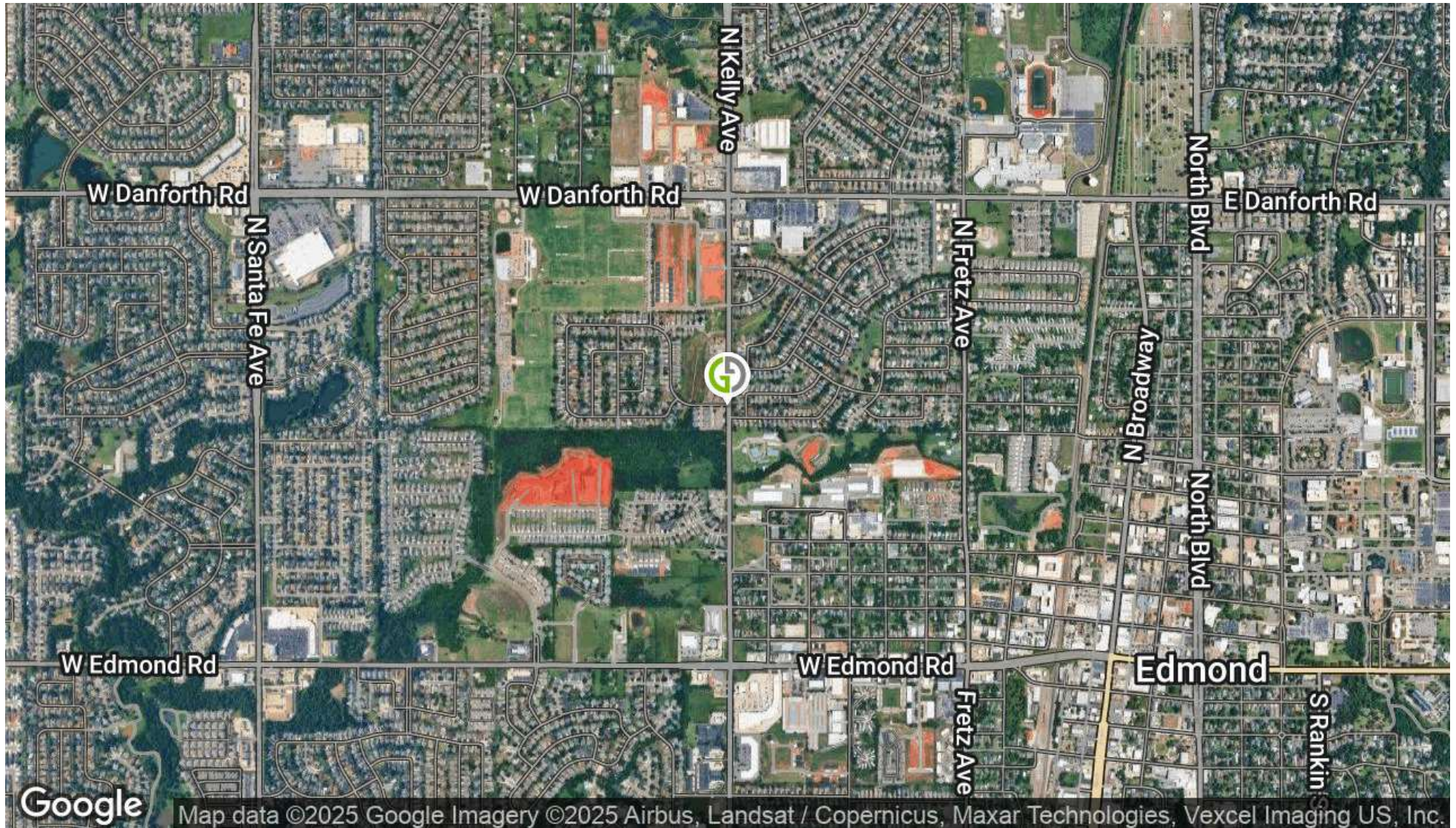
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,888	81,727	164,113
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	39	40	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,002	31,771	63,132
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$80,212	\$118,066	\$129,819
Average House Value	\$213,533	\$324,043	\$358,561

*Demographics data derived from AlphaMap*

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**CHRIS ANDERSON, CCIM**

Principal

canderson@grantgroupok.com

Direct: **405.285.2100 x103** | Cell: **405.408.9098**

## PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on car washes, self storage, multifamily and net leased buildings.

Prior to forming Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold.

Chris currently serves on the Board of Directors for the Edmond Chamber of Commerce as well as the Edmond Park and Recreation Board.

He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

**Grant Group**  
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405.285.2100

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