



Hundred Oaks Commercial Lots

2100 Kelly Ave, Edmond, OK 73013

Salt
COMMERCIAL
REAL ESTATE



Robert Williams

Salt Commercial Real Estate
1508 W Edmond Rd, Edmond, OK 73003
Robert@OkcInvestments.com
(405) 822-2877



Hundred Oaks Commercial Lots

\$532,500

Lots from .66 to 2.88 AC Lot 1A is 33,541 SF and if purchased separately is \$25/SF or \$838,525 if purchased with the other two \$20/SF Lot 1B is 26,625 SF priced at \$20/SF or \$532,625 Lot 1C is 65,340 SF priced at \$15/SF or \$980,100

- Highest Surface Street Traffic Count in Edmond
- Great Kelly Avenue Frontage
- Corner Lot with 4-way Traffic Light



Price: \$532,500

Property Type: Land

Property Subtype: Industrial

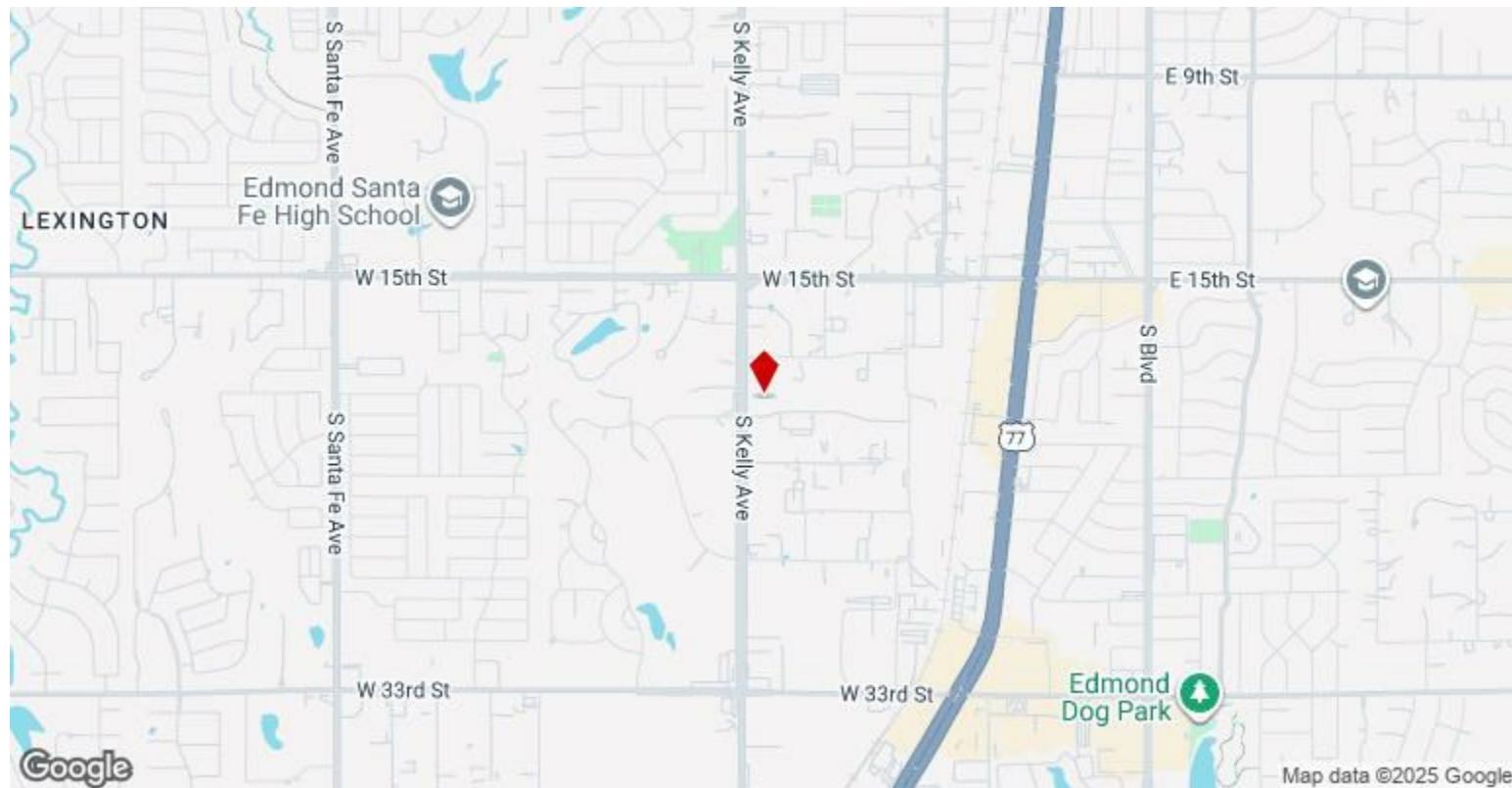
Proposed Use: Commercial

Sale Type: Owner User

Total Lot Size: 0.60 AC

No. Lots: 1

Zoning Description: Zoned F1 Industrial



2100 Kelley Ave, Edmond, OK 73013

Prime Commercial Building Sites – 2100 Kelley Ave, Edmond, OK

Welcome to Hundred Oaks, Edmond's premier destination for commercial and industrial development. These high-visibility sites sit directly on Kelley Avenue, the highest surface street traffic count in Edmond, providing unmatched exposure for any business seeking to thrive in one of the metro's fastest-growing corridors.

Property Highlights

- * Lot Sizes: Ranging from 0.6 acres up to 2.88 acres, offering flexibility for a variety of users from small professional offices to large-scale commercial or industrial facilities.
- * Frontage: All lots feature prime Kelley Avenue frontage, with two parcels also benefiting from prominent Hundred Oaks frontage.
- * Traffic & Visibility: Kelley Avenue sees thousands of vehicles daily, ensuring consistent visibility and strong branding opportunities. A 4-way stoplight with turn lanes at the intersection further enhances accessibility and traffic flow.
- * Access: Only 1.5 miles from I-235 and I-44, with quick connections to the entire Oklahoma City metro. Just one mile from Broadway Extension, providing seamless access for both employees and customers.
- * Nearby Amenities: A wide selection of dining, shopping, and professional services are located within minutes, making this a convenient and desirable location for staff, clients, and customers.

Why Hundred Oaks?

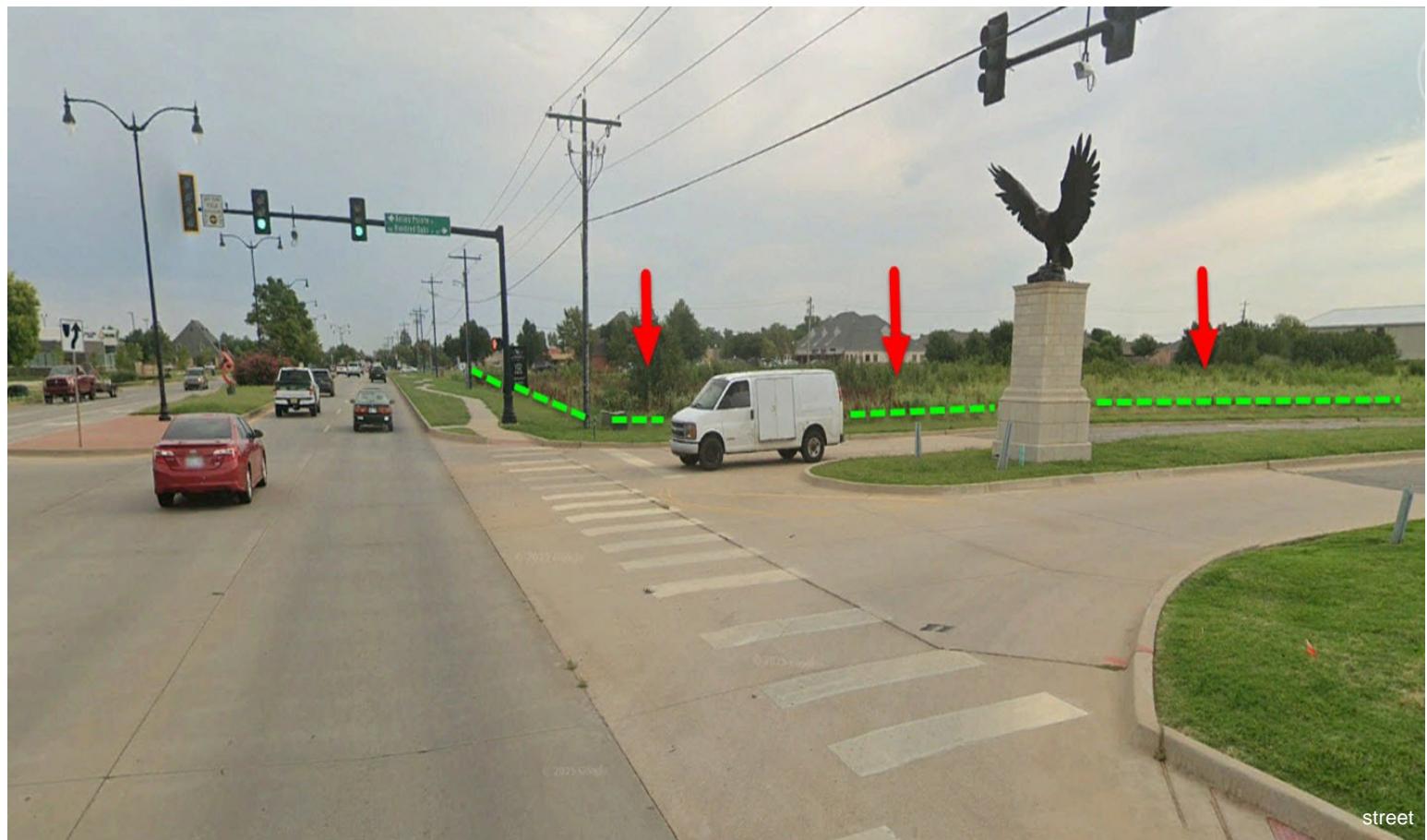
This development combines the rare advantages of size, visibility, and accessibility. Whether you're seeking land for office, retail, industrial, or mixed-use, these sites provide the ideal canvas. Positioned to capture steady customer traffic from both Edmond and Oklahoma City, the location offers regional reach with unbeatable freeway access.

With Edmond's continued growth, strong demand for commercial land, and Kelley Avenue's reputation as one of the city's premier business corridors, Hundred Oaks represents one of the best development opportunities in the market today.

Property Photos



Property Photos



Property Photos

