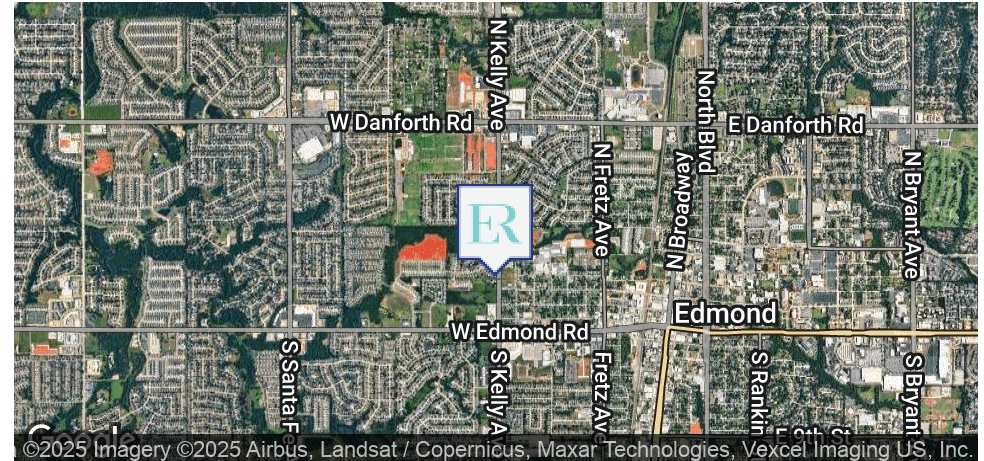


## 3 ACRE LAND PARCEL NEAR DOWNTOWN EDMOND

15 N KELLY AVE, EDMOND, OK 73003



### OFFERING SUMMARY

Sale Price: \$898,000

Lot Size: 3.0 Acres

Zoning: 2 AC PUD (E-1)  
1 AC D-1

Price / SF: \$6.87

### PROPERTY OVERVIEW

3 AC Land Parcel consisting of an 'L' shaped tract wrapping around the West and North boundaries of the 1 AC parcel, featuring 198 ft of frontage and a depth of 660 ft MOL located along the West side of N Kelly Ave, North of W Edmond Rd in Edmond, OK.

### PROPERTY HIGHLIGHTS

- New Apartment Complex West of Property
- Downtown Edmond just East of Property
- Traffic Count: 50,534 (2025) Edmond Rd & Kelly Ave
- Owner's Intent is to Sell Contiguous 3 Acres but Willing to Look at Offers for the 1 or 2 Acre Tracts Individually
- City of Edmond Water and Sewer to the Site
- 2 AC Parcel is Zoned in a PUD (E-1) with the Additional Use of Mini Storage
- 1AC Parcel is Zoned D-1 Restricted Retail Commercial
- Additional Acreage for Sale along the Northern Boundary of this Property

### DAVID LIDE

Principal  
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dlide@equityrealty.net (405) 640- 6167 office

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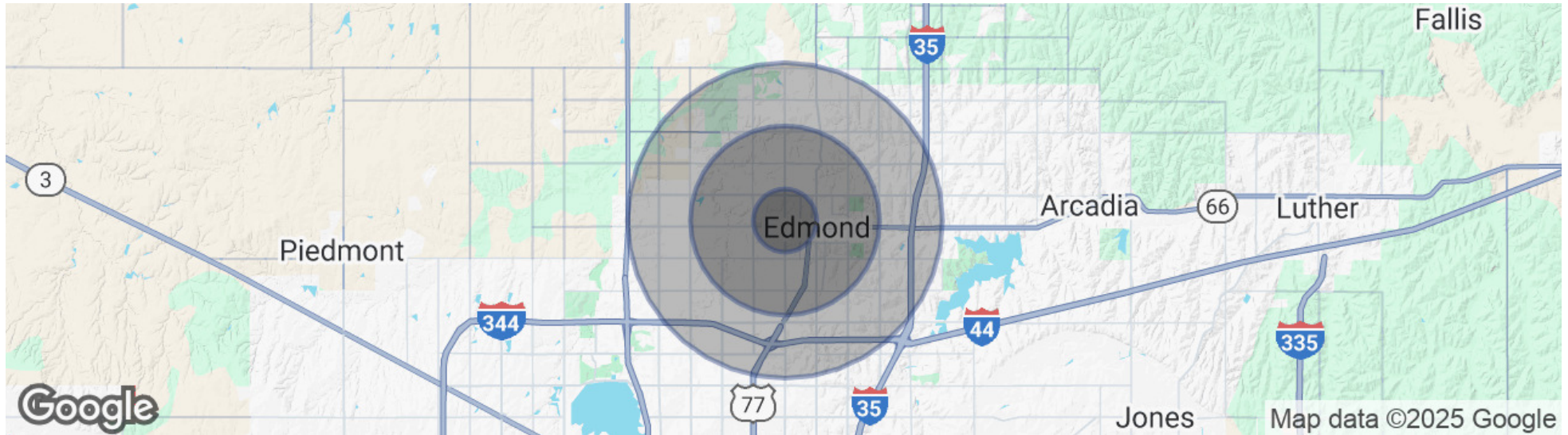
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,154	85,551	167,751
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	5,162	33,312	64,568
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$82,337	\$117,110	\$130,539
Average House Value	\$205,951	\$318,365	\$361,355

Demographics data derived from AlphaMap

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