

## THE QUARTERS AT KELLEY POINTE

EDMOND, OK 73013



### PROPERTY DESCRIPTION

Prime small office lots ready for construction in Edmond's finest office park. These lots are build-ready with all streets, parking and utilities installed. The development provides an HOA for the upkeep of the development including landscape and maintenance.

### PROPERTY HIGHLIGHTS

- Excellent location in rapidly expanding area
- One mile north and west of the Broadway Extension (I-235)
- Kelley Avenue is a major commuter thoroughfare

### OFFERING SUMMARY

<b>Sale Price:</b>	\$195,000 to \$432,000 (see plat for individual lot price)
<b>Lot Sizes:</b>	7,470 SF to 17,274 SF
<b>Location:</b>	West side of Kelly Avenue between 15th & 33rd Streets
<b>Traffic Count:</b>	30,797

### CRAIG TUCKER

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EDMOND  
SANTA FE HIGH  
SCHOOL

W 15TH ST

W 15TH ST

S BROADWAY

Summit  
MEDICAL CENTER

SELA  
PRODUCTS

THE  
HOME  
DEPOT

PET SMART

Academy  
SPORTS+OUTDOORS

S BROADWAY

UNITED STATES  
POSTAL SERVICE

HOBBY LOBBY

W 33RD ST

W 33RD ST

FedEx

PETRA

HomeGoods  
TJ-maxx

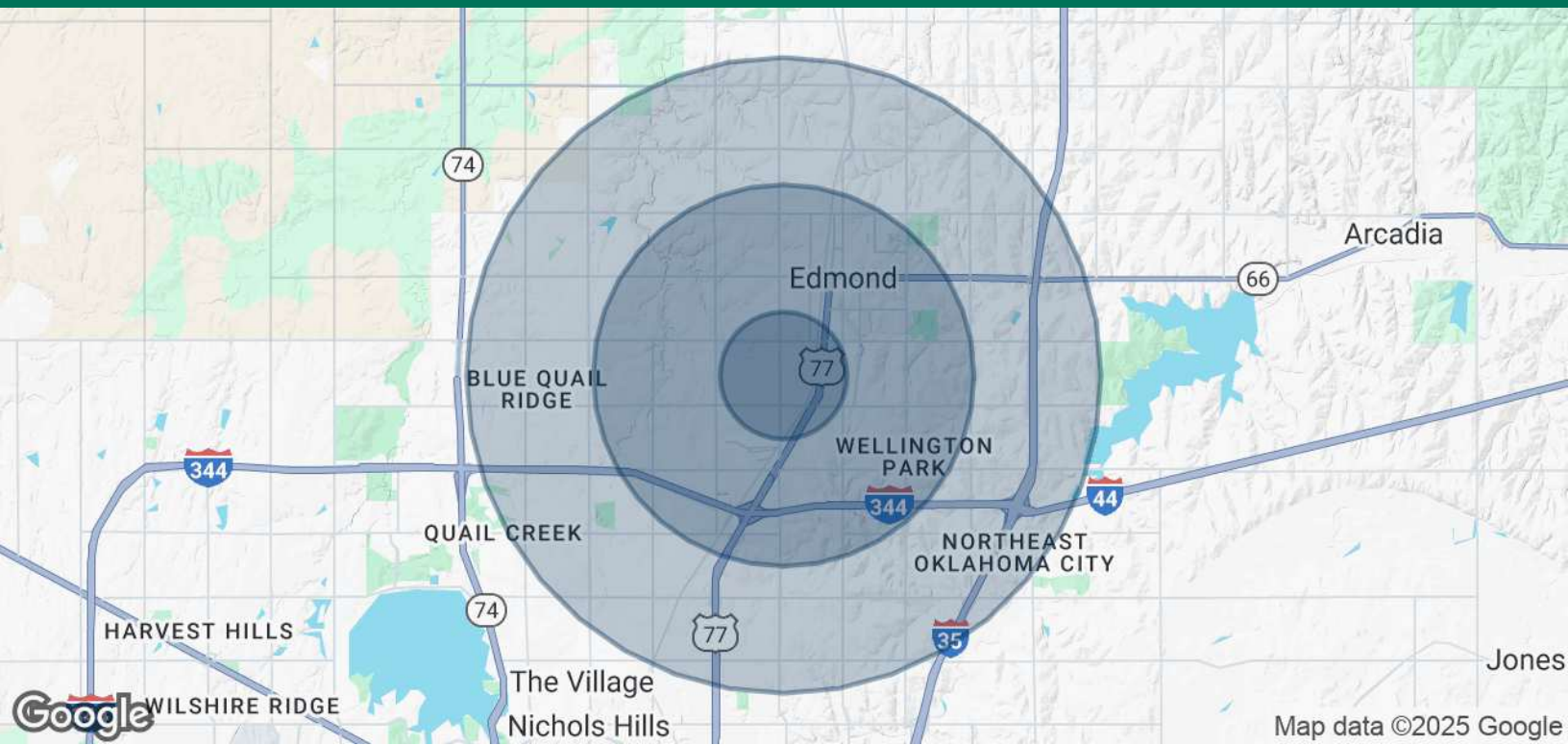
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,256	81,231	182,868
Average Age	38	38	38
Average Age (Male)	35	36	36
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,447	32,562	72,589
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$90,883	\$108,922	\$117,605
Average House Value	\$247,754	\$295,083	\$332,704

Demographics data derived from AlphaMap

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