

## COMMERCIAL LAND : Kelley Pointe Retail

NWc of 33rd & Kelly

3200 Blk of South Kelly Avenue Edmond, OK 73013



### FEATURES:

- Approx 30 acres of retail sites available
- Corner location provides access and visibility to arterial streets
- Emerging commercial district that benefits from growing traffic patterns on 33rd Street and Kelly Avenue
- All utilities available

### DESCRIPTION:

This commercial/retail corner benefits from being at the crossroads of two emerging commercial corridors extending east to the Broadway Extension and west along 33rd Street to NW Oklahoma City and north on Kelly Avenue to the heart of Edmond. Kelly Avenue is a new gateway to Edmond with the completion of the Broadway Extension 'flyover', which provides a seamless transition to North Oklahoma City from Edmond and vice versa, as well as excellent access to the Kilpatrick Turnpike connecting Edmond to all areas of the metro within 20 minutes. With residential growth areas expanding along both of these corridors, traffic counts continue to grow as commuters travel to and from workplaces in metropolitan area.

### SITE INFO:

**LOCATION:** Northwest corner of 33rd & Kelly

**AVAILABLE ACRES:** ~22 acres at 33rd & Kelly; ~8 acres on 33rd b/t Lincoln & HP Way

**ZONING:** F-1 Light Industrial; E-1 General Commercial

**UTILITIES:** All available

### DEMOGRAPHICS:

	1 - MILE	3 - MILE	5 - MILE
POPULATION	6,167	76,088	174,970
DAYTIME POPULATION	9,849	40,387	76,870
HOUSEHOLDS	2,613	30,487	69,657
MED HH INCOME	\$53,735	\$63,031	\$62,494
PER CAPITA INCOME	\$29,555	\$34,185	\$35,776

### TRAFFIC:

	CARS PER DAY
33rd St (west of Kelly) 2-way 2016	19,441
33rd St (east of Kelly) 2-way 2016	15,952
Kelly Ave (north of 33rd) 2-way 2016	30,729
Kelly Ave (south of 33rd) 2-way 2016	28,943

