

## OFFICE LAND : Kelley Pointe Corporate

NW of the intersection of Kelly Ave and Kelley Pointe Pkwy  
**2500 Kelley Pointe Pkwy Edmond, OK 73013**



### FEATURES:

- Office parcels with green belt access and views
- Master planned office park with Design Guidelines
- Large parcels available
- All utilities available
- Over 1,000,000 sf in existing 'corporate office' sites and approx. 75,000 sf in 'village office' users

### DESCRIPTION:

Kelley Pointe is a 200+ acre master planned community located at the NWc of 33rd and Kelley in Edmond, OK. Complete with office, retail, and residential uses, this community will provide office users an unmatched business address with close proximity to home and shopping needs. Kelly Avenue has recieved "boulevard" improvements that include fully landscaped medians, elegant street lighting, and a signalized turn left lane into the development, as well as improved egress from the development.

### SITE INFO:

**LOCATION:** NWc of Kelly and 33rd

**AVAILABLE ACRES:** ~20 acres

**ZONING:** F-1 Light Industrial

**UTILITIES:** All available

### DEMOGRAPHICS:

	1 - MILE	3 - MILE	5 - MILE
POPULATION	6,492	75,140	172,866
DAYTIME POPULATION	9,499	39,586	75,335
HOUSEHOLDS	2,766	29,993	69,657
MED HH INCOME	\$52,599	\$62,101	\$61,062
PER CAPITA INCOME	\$28,450	\$33,842	\$35,739

### TRAFFIC:

	CARS PER DAY
Kelley and Centennial (2015)	30,300

