

OFFICE LAND : The Quarters @ Kelley Pointe II

OFFICE LOTS AVAILABLE

2339-2369 South Kelly Avenue Edmond, OK 73013



FEATURES:

- 19 'shovel ready' office lots available.
- All utilities provided to lots, including fire suppression water taps.
- Great visibility along major corridor in Edmond.
- Architectural control preserves property values.

DESCRIPTION:

The Quarters @ Kelley Pointe resides within a 240-acre Master Planned Development that includes office, retail and residential uses. This village-style office project with elegant architectural designs has buildings ranging in size from 5,000 to 15,000 sf. These properties are ideal for attorneys, accountants, medical practices and other small companies. An owners' association provides for landscaping and parking lot maintenance. This great location near family and home provide the highly desired "Edmond Lifestyle", along with the quality planning, design and construction that offers tenants and owners a professional "Corporate Image".

SITE INFO:

LOCATION: 2300 blk of S. Kelly Ave

ZONING: F-1. Light Industrial

LOT SIZES: Vary from 6,400 sf to over 17,000 sf

FEATURES: Common area parking lot and common area landscaping provided. Common area and exterior grounds maintenance provided by owner's association.

DEMOGRAPHICS:

	1 - MILE	3 - MILE	5 - MILE
POPULATION	8,060	81,562	172,947
DAYTIME POPULATION	8,925	42,079	75,391
HOUSEHOLDS	3,436	33,003	69,491
MED HH INCOME	\$59,355	\$62,024	\$64,562
PER CAPITA INCOME	\$30,955	\$33,923	\$36,695

TRAFFIC:

	CARS PER DAY
Kelly & Centennial (2017)	29,815

