

# B.D. EDDIE ENTERPRISES

REAL ESTATE DEVELOPMENT AND MANAGEMENT

## pad sites for lease

- PAD SITES FOR GROUND LEASE OR BUILD TO SUIT
- HIGH TRAFFIC COUNTS (~50,000 VPD!) IN AN EMERGING RETAIL CORRIDOR
- EXCELLENT VISIBILITY & ACCESS
- APPROX. 18 ACRES OF POTENTIAL RETAIL
- ZONED F-1
- UTILITIES AVAILABLE
- RETAIL NEIGHBORS INCLUDE - ONCUE AND SCOOTERS

**W 33RD ST & S KELLY AVE  
EDMOND, OK 73013**



excellent location



easy access



emerging commercial  
corridors

The depictions, plans, and pricing information contained herein are subject to change without notice, and no representation or warranty, express or implied, is made with respect to the matters depicted or stated herein.

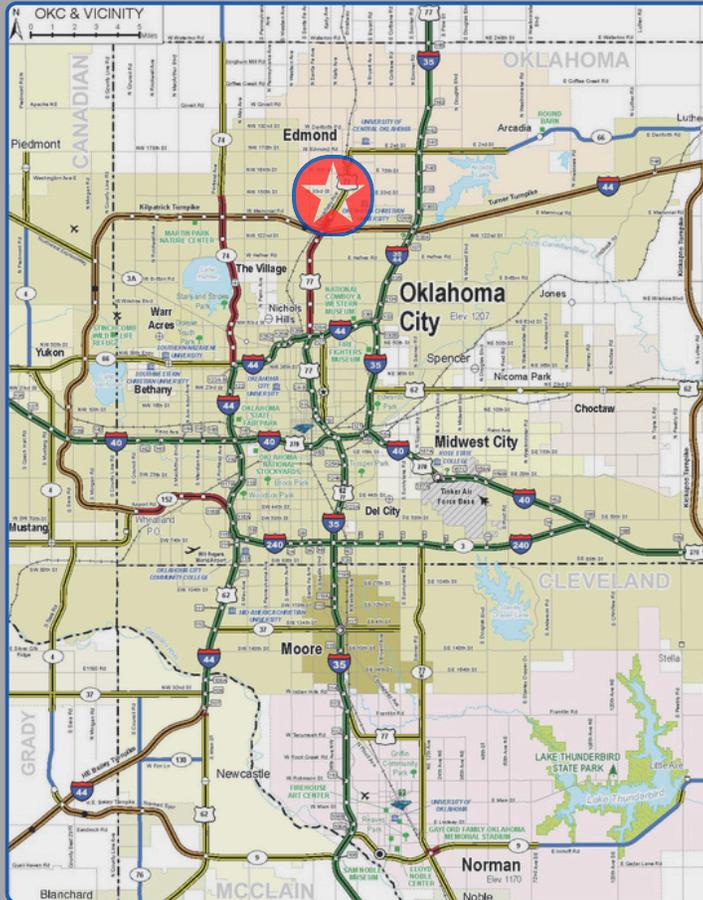
+405-843-5060

info@bde-kbi.com



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	6,409	76,792	182,768
DAYTIME POPULATION	14,959	88,003	190,813
AVERAGE HH INCOME	\$106,713	\$116,240	\$120,965

### OKC METRO MAP



### CONCEPTUAL SITE PLAN



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