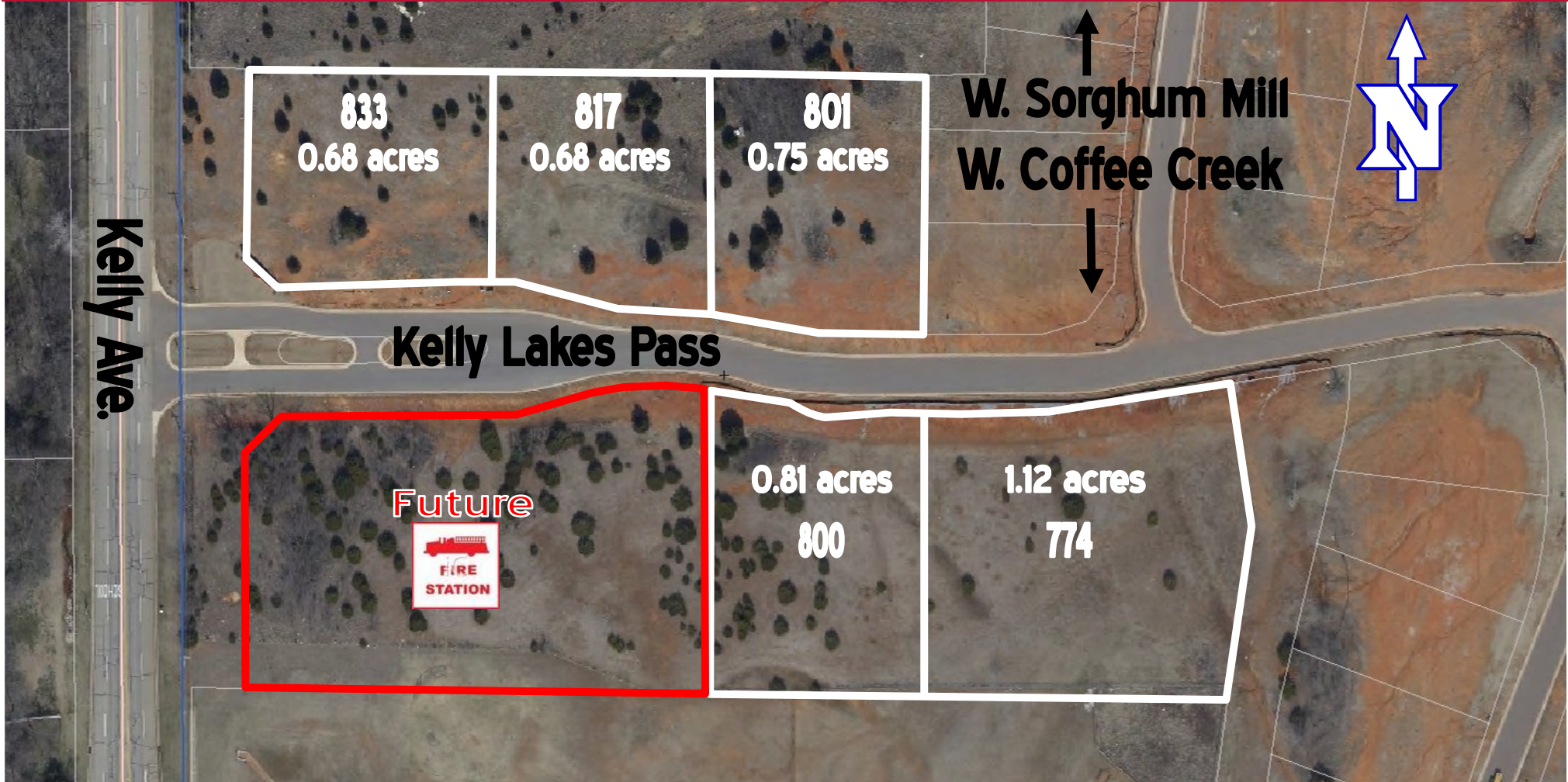


For Sale

LOTS FOR COMMERCIAL DEVELOPMENT

774-833 Kelly Lakes Pass, Edmond, Oklahoma



Property Snapshot

\$5.50/SF
Edmond City Service

- All Utilities to Site
- Zoning PUD-Z070014

Newmark Grubb
Levy Strange Beffort

JIM ROSE
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MORE INFORMATION
AVAILABLE ONLINE:
www.ngkfok.com

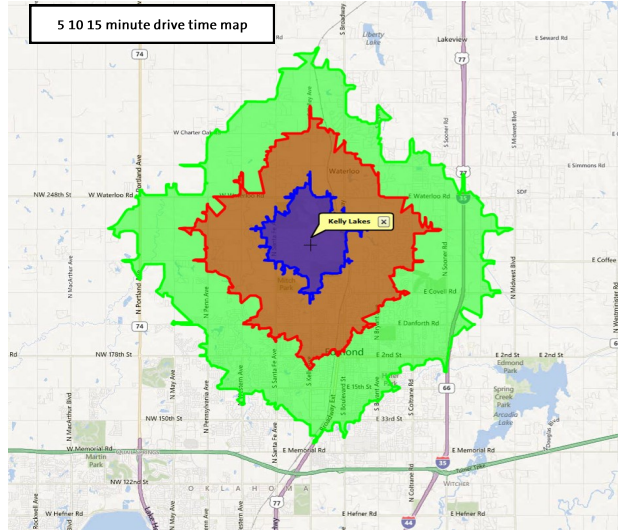
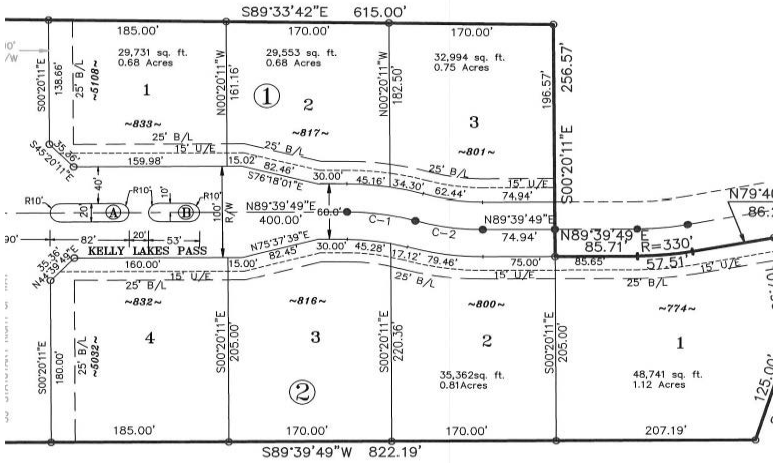
For Sale

LOTS FOR COMMERCIAL DEVELOPMENT

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KELLY LAKES BUSINESS PARK



Households in the market area (see map left):

- 2000-2010 Annual Growth +2.13%
- 2010-2015 Annual Growth (projected) +1.92%
- 71.3% of housing is owner-occupied
- 95% of housing is occupied
- Median Home Value \$166,389 (compared to \$157,913 for the U.S.)
- 2015 Median Home Value (projected) \$190,323
- 74.2% are employed in white collar jobs
- 12.9% are employed in service jobs
- 12.8% are employed in blue collar jobs

Details

Kelly Lakes Business Park
\$5.50/SF

- 833 (0.68 acres) has Kelly frontage
- 817 (0.68 acres)
- 801 (0.75 acres)
- 800 (0.81 acres)
- 774 (1.12 acres)

Property Overview

- Commercial development adjacent to Phase 1 of Kelly Lakes Estates, a planned, gated community with Coffee Creek golf course less than 1 mile away.
- PUD Z070014

Demographic Highlights

	5 Min. Drive Time	10 Min. Drive Time	15 Min. Drive Time
Total Households	1,297	10,479	31,334
Avg. HH Income	\$161,672	\$97,230	\$83,569
Median Age	44.0	36.3	34.4

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