



ACCESS REAL ESTATE

FOR SALE  
**\$635,000**



## 5-Lot Downtown Edmond Infill Portfolio

4 S Kelly Ave · 8 S Kelly Ave · 812 W Main St · Edmond, OK 73003

### LAND

0.4017 ac · 17,498 SF

### LOTS

5 (Lots 11–15, Block 015)

### ZONING

Class A · 5 SFR by right · 6 via PUD

### EXISTING

3 ranch rentals (1940) · 3,022 SF

### IN-PLACE INCOME

\$3,350 / mo · \$40,200 / yr

### \$ / LOT

\$127,000

### \$ / SF LAND

\$36.29

### DIRECT COMP

612 W 2nd: \$510K / \$30.36/SF (Apr 2024)

### INVESTMENT HIGHLIGHTS

- **5 buildable lots, by right** — no rezoning required.
- **Splash-pad frontage** across W Main from Barnett Field.
- **\$40,200 / yr carry income** — 100% leased month-to-month.
- **Castle Custom geometry** — same parent parcel as 727 W Main (\$500K, 2024).
- **Downtown Edmond TIF** — \$158M+ private investment since 2020.
- **Single owner, single closing** — 5 lots · 3 structures · 2 parcels.



### Caleb Collins · Listing Agent

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Listing Agent has a familial relationship with Seller, disclosed in writing under OREC requirements; no impact on price or terms.