

● BY-RIGHT SUBDIVIDE · APPROVED PUD

KELLY CROSSING — TRACT 2 · EDMOND, OK

FOUR LOTS. ONE EDMOND CORRIDOR.

Four pad sites at N. Kelly Avenue & W. Edmond Road — within an active, high-traffic Edmond retail corridor along the city's daily commute.

SITE COMPOSITION



COMPOSITION

FOUR ±0.60-AC PADS

±104,476 SF · ±2.40 AC total

STATUS

Subdivide in motion — by-right

per approved PUD with the City of Edmond

4 LOTS

PAD SITES

±2.40 AC

TOTAL ACREAGE

23,745

VPD · N. KELLY

19,361

VPD · W. EDMOND RD

THE OPPORTUNITY

BUILT FOR THE COMMUTE — GOING & COMING.

Kelly Crossing — Tract 2 is a four-pad development site among Edmond's active retail corridors. The site captures the city's daily commuter flow — heading north up Kelly toward Edmond's residential core in the morning and back south through the trade area in the evening — at the intersection where Edmond shops, eats, banks, and lives.

01 · POSITION

INSIDE THE TRADE AREA

Near a 250-unit multifamily under delivery, a brand-new 7 Brew, ALDI, Tommy's Express Car Wash, RCB Bank, Sonic, and Billy Sims — adjacent to the intersection's hard-corner trade area.

02 · PATH OF GROWTH

EDMOND'S NORTHBOUND PULL

N. Kelly Avenue carries 23,745 VPD into an affluent Edmond residential corridor — the commute home from the OKC employment base into a 5-mile market of 329,000+ residents and \$108K average HHI.

03 · ENTITLEMENT

APPROVED & IN PROCESS

Site is a by-right subdivide per the existing approved PUD — preliminary plat (Tract 2) in process with the City of Edmond. Buyers acquire pad sites following plat approval, not raw land.

"Near Aldi, Tommy's, a brand-new 7 Brew, and a 250-unit multifamily under delivery — Kelly Crossing is within Edmond's daily commute and retail corridor."

— TRIO CRE · LISTING TEAM

BUYER PROFILE & USE MIX

SIZED FOR THE DAILY-NEEDS USER.

Four right-sized ± 0.60 -AC pads — a format consistent with the surrounding corridor. Below is who Kelly Crossing — Tract 2 is built for, and a use mix we believe supports a strong outcome on each pad.

WHY THIS SITE, NOW

- Four right-sized ± 0.60 -AC pads — the format the corridor's existing tenants underwrote against.
- Trade area is largely active — Kelly Hollow (250 units) is opening this year.
- Existing approved PUD reduces the entitlement risk that has historically constrained this corner.
- Flexible deal structure — pad sale, joint development, or build-to-suit ground lease.
- Sized to typical QSR / coffee / medical / bank prototypes with corridor infrastructure.

"Bring us a use, a footprint, and a timeline — we will work backward from your economics."

— TRIO CRE · LISTING TEAM

SUITABLE USES**RETAIL · QSR****COFFEE & DRIVE-THRU**

QSR, coffee, fast-casual, convenience, daily-needs retail.

MEDICAL OFFICE**HEALTH & DENTAL**

Dental, urgent care, eye, specialty practice, veterinary.

SERVICE & BANK**DAILY SERVICE**

Financial, fitness, salon, professional services.

BUILD-TO-SUIT**SINGLE-TENANT**

Net lease, ground lease, or BTS sale-leaseback.

THE TRADE AREA

LOCATED WHERE EDMOND SHOPS.

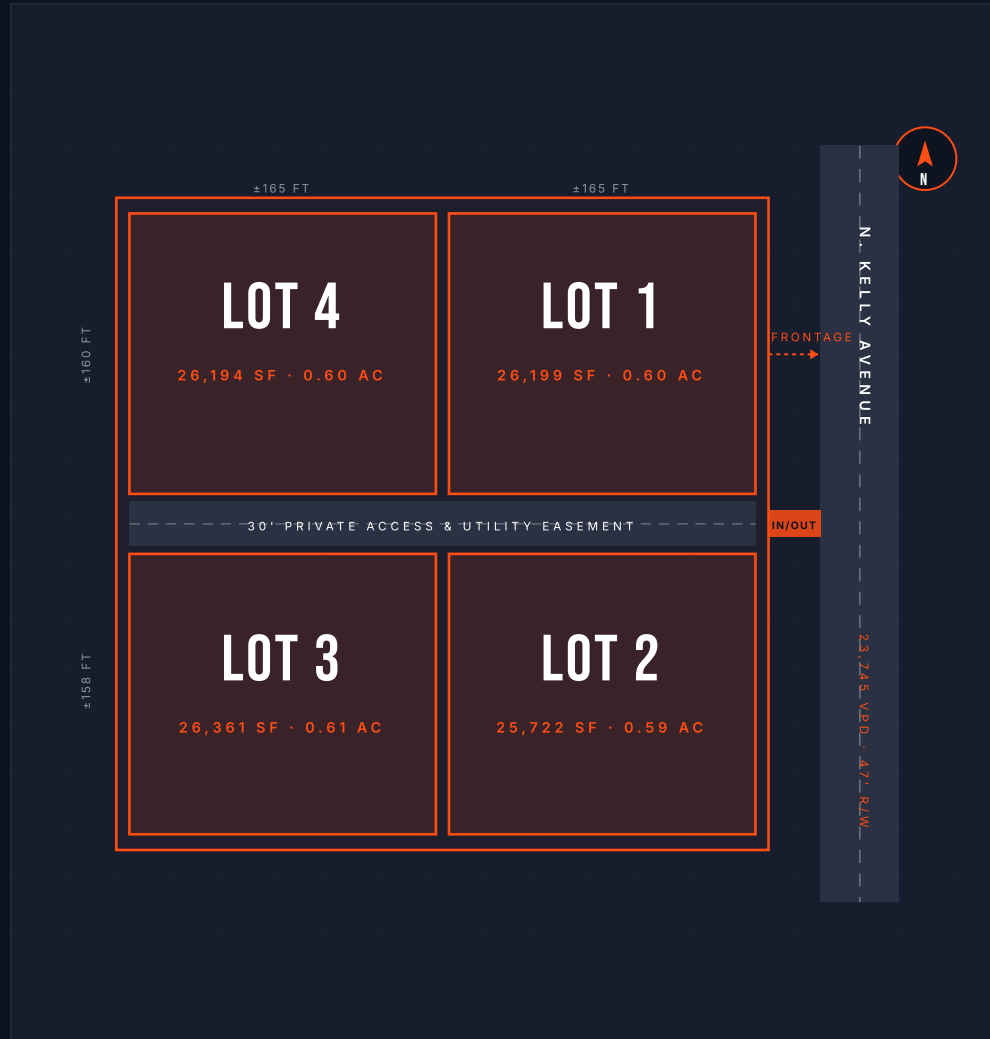
Near ALDI, Tommy's Express, RCB Bank, the new 7 Brew at the intersection's hard corner, and a 250-unit multifamily under delivery — at **N. Kelly Ave & W. Edmond Rd**, 23,745 + 19,361 VPD.



THE SITE

FOUR LOTS. READY TO BUILD.

Preliminary plat — Kelly Crossing Tract 2, Block 1 · Four ±0.60-AC pads · Internal 30' access drive · Frontage on N. Kelly Ave.



LOT SCHEDULE

LOT	SF	ACRES
LOT 1	26,199	0.60
LOT 2	25,722	0.59
LOT 3	26,361	0.61
LOT 4	26,194	0.60
TOTAL	104,476	2.40

PLAT STATUS & ACCESS

BY-RIGHT SUBDIVIDE · 30' EASEMENT

Preliminary plat in process with the City of Edmond per the existing approved PUD — no rezone anticipated. 30' private access & utility easement runs east-west between the two rows of lots, with in/out to N. Kelly Ave. 47' R/W dedication along Kelly Ave by plat.

Dimensions, areas, and lot count shown are per the preliminary plat (Kelly Crossing — Tract 2) and are approximate, pending final plat approval.

FLEXIBLE DEAL STRUCTURE

BUY. BUILD. OR BUILD-TO-SUIT.

Unpriced by design — bring us your use, footprint, and timeline. We will work backward from your economics. Three paths below.

PATH 01 · SELL

PAD SALE

Acquire one or more ±0.60-AC pad sites outright. Close on final plat. Ideal for users with their own development capacity — QSR/coffee, medical, bank/service retail.

PATH 02 · DEVELOP

JOINT DEVELOPMENT

Partner with ownership on a vertical build. Land contribution, equity participation, or capital partnership — any structure that aligns incentives.

PATH 03 · BTS

BUILD-TO-SUIT

Ownership delivers a building tailored to a credit tenant. Ground lease, NNN lease, or BTS sale-leaseback at completion. Flexible underwriting to tenant profile.

"We have left this site unpriced on purpose. Bring us your use, your structure, and your timeline — we will work backward from your economics. Creative deal-makers welcome."

— TRIO CRE · LISTING TEAM

PRICING

CALL OR TEXT FOR PRICING

Each path carries a different cost basis. Pricing delivered on request, shaped to the deal. Reach Jonathan directly — **(405) 406-4045**.

PROCESS & TIMING

STATUS

Final plat in process with the City of Edmond. LOIs & term sheets reviewed in advance of approval. Reasonable diligence periods accommodated.

MARKET & DEMOGRAPHICS

A GROWING EDMOND TRADE AREA.

Edmond is among the growing OKC submarkets — ±99,000 residents, UCO + 1.4M-metro catchment, dense infill retail corridor.

- ±5-minute drive to the University of Central Oklahoma (12,000+ students)
- Top employers: UCO, Integris Health, Mercy Edmond, OU Medical Center, Crest Foods
- OKC metro population > 1.4 million within the broader catchment
- Trade area is largely active — ALDI, Tommy's, Sonic, RCB Bank, Billy Sims, Conoco, the new 7 Brew, and a 250-unit multifamily under delivery

"Kelly Crossing is in an infill corridor near UCO students and Edmond's residential commute."

23,745

VPD · N. KELLY AVE

19,361

VPD · W. EDMOND RD

12K+

UCO STUDENTS · 5-MIN

250

MF UNITS · UNDERWAY

2024 DEMOGRAPHICS — FROM SITE

	1 MI	3 MI	5 MI
Population	11,960	83,004	329,576
Households	4,881	30,852	135,621
Avg HH Income	\$74,857	\$103,414	\$108,010
Median HH Income	\$61,700	\$78,790	\$80,046
Median Age	34.6	36.2	37.6
Bachelor's +	33%	47%	47%

Demographics: 2024 ESRI / Trio CRE compilation. Traffic counts: ODOT & municipal data. Verify independently before underwriting.

LISTING CONTACT

LET'S BUILD SOMETHING HERE.

JONATHAN THOMPSON

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OK License #170776

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"Our future legacy is to continue to iterate the 'skyline' of Oklahoma for the next generation."

ABOUT TRIO CRE

FULL-SERVICE OKLAHOMA BROKERAGE

Trio CRE is a full-service Oklahoma-based commercial brokerage providing commercial brokerage services for office, industrial, retail, and investment-sale assignments across the OKC metro and statewide.

HOW WE WORK THIS DEAL

BRING THE USE — WE'LL BUILD THE STRUCTURE

- Underwrite to your economics, not a fixed list price
- Move efficiently within the entitlement window
- Coordinate directly with ownership on JV / BTS terms
- Bridge to civil, architect, and lender as needed

NEXT STEP

30-MINUTE WALKTHROUGH

Send a use, target footprint, and timeline. We'll respond with a pad recommendation, structure outline, and indicative pricing within one business day.

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