

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

\$635,000

Five contiguous platted lots · Block 015, Lots 11–15

SITE AREA 17,498 sf · 0.402 ac	PLATTED LOTS 5 × 25' × 140'	W MAIN FRONTAGE 125 ft (north)	S KELLY FRONTAGE 140 ft (corner)	ZONING Zone A (SFR)
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SCENARIO A · RECOMMENDED

5 Homes + 5 Detached Garage Apartments

BY-RIGHT · NO REZONING REQUIRED

Five shotgun-style primary homes fronting W Main with five detached rear garage apartments loaded from the south alley. One-for-one match to the Castle Custom row at 719–735 W Main.

CONCEPT DETAILS

Unit count	5 primary + 5 ADU = 10 structures
Primary home	~1,600 sf · 2-story · 3 bed / 2.1 bath
Detached garage / ADU	~400 sf each · alley-loaded
Entitlement timeline	By-right SFR · permit-only
Entitlement risk	Lowest — built next door in 2022
Buyer profile	Local infill builder · cash or hard money

- ▶ Geometric one-to-one match with 719–735 W Main precedent (Castle Custom)
- ▶ Garages doubled as ADUs unlock secondary income / flexibility
- ▶ Corner lot (Lot 15) eligible for premium wrap design on Kelly side
- ▶ Splash-pad frontage adds park-adjacency premium across all 5 homes

SCENARIO C · DENSITY UPSIDE

8 Townhomes — PUD / Replat

REQUIRES PUD · 9–12 MONTHS

Eight attached townhouse units in a continuous row with shared rear drive court loaded from the south alley. Maximizes unit count by going up and reducing per-unit footprint.

CONCEPT DETAILS

Unit count	8 attached townhouse units
Per unit	~1,400 sf · 2–3 story · 2 bed / 2.1 bath
Parking	Shared rear drive · 1–2 spaces / unit
Entitlement path	PUD application + replat
Entitlement timeline	9–12 months in Edmond
Buyer profile	Regional developer · entitlement expertise

- ▶ Maximizes unit count via vertical stacking and shared parking
- ▶ Edmond TIF district is receptive to density — political path is real
- ▶ Replats two parcels into one PUD master lot
- ▶ Corner unit captures Kelly & Main visibility for retail-feel townhomes

DIRECT PRECEDENT · SAME SUBDIVISION · SAME GEOMETRY

719–735 W Main · Castle Custom Homes (2022) · Identical 125' × 140' parent parcel · Replatted into 5 lots, built 5 shotgun primaries + 5 garages

719 W Main 1,557 sf SFR	723 W Main 1,557 sf SFR	727 W Main ★ Sold \$500K · Oct 2024	731 W Main Rasmussen · \$379.5K	735 W Main 1,557 sf SFR
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LISTING BROKERAGE

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Yield study, feasibility one-pager, & concept site plans available on request