

THE CAMPBELL

217 EAST CAMPBELL STREET | EDMOND, OK 73034

CREEK
PRICE EDWARDS

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Receivership sale. The property is offered by Jim Parrack, as Court-Appointed Receiver, and any sale is subject to Court approval. The property is sold as-is, where-is, with all faults, and title will be conveyed by receiver's deed.

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Property Summary



Property Highlights

- Receivership Sale Opportunity
- Newly Constructed Mixed-Use Asset
- Rare Mixed-Use Offering in Central Edmond
- Prime Infill Location Near Downtown Edmond
- Multiple Residential & Commercial Income Streams
- Opportunity for Continued Lease-Up & Stabilization
- Ample On-Site Parking
- Modern Construction & Contemporary Design
- Strong Visibility & Accessibility
- Surrounded by Established Residential & Commercial Development
- Proximity to University of Central Oklahoma
- Access to Edmond's Growing Dining, Retail & Entertainment Amenities
- Long-Term Investment Potential in One of the OKC Metro's Most Desirable Submarkets

Offering Summary

Sale Price:	Subject to Offers
Product Type:	Mixed-Use
Apartment Units:	61
Office Spaces:	2
Commercial Space:	17,077 SF; Grey Shell
Building Size:	84,463 SF
Lot Size:	1.52 Acres
Class:	A

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Property Description



Property Description

217 E. Campbell Street presents a unique opportunity to acquire a newly constructed mixed-use asset in the heart of Central Edmond. The property consists of 61 apartment units, two office spaces, and approximately 17,077 square feet of commercial space, creating a diversified combination of residential and commercial uses rarely available within the Edmond market.

The property features modern construction, attractive contemporary design, and ample on-site parking to serve residents, tenants, customers, and visitors. Its mixed-use configuration provides an investor with multiple income streams while offering the opportunity to capitalize on the continued growth and investment occurring throughout Downtown and Central Edmond.

Located just east of Broadway and near Downtown Edmond, the property is positioned within an established area surrounded by residential neighborhoods, restaurants, retail, professional services, and major employment and educational drivers. The combination of newer construction and substantial commercial space provides a differentiated offering compared with the predominantly older inventory found throughout Central Edmond.

The property is being offered through a court-appointed receivership sale, providing investors with the opportunity to acquire a distinctive mixed-use asset in one of the Oklahoma City metropolitan area's most desirable and supply-constrained submarkets. With its combination of residential density, commercial frontage, office space, ample parking, and a highly desirable infill location, 217 E. Campbell Street offers significant potential for continued lease-up, stabilization, and long-term ownership.

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Property Description



Location Description

217 E. Campbell Street is strategically located in the heart of Edmond, Oklahoma, just east of Broadway and within walking distance of Downtown Edmond. The property benefits from its position in one of the Oklahoma City metropolitan area's most established and desirable suburban communities, characterized by strong demographics, quality schools, continued population growth, and a diverse base of residential and commercial development.

Downtown Edmond has experienced significant investment and revitalization, creating an increasingly active mixed-use district featuring local restaurants, retail, professional services, entertainment, and community destinations. The property is also near the University of Central Oklahoma, one of the state's largest universities, which provides an additional employment and population base and contributes to consistent activity throughout the surrounding area.

The location offers convenient access to Broadway, Second Street/Edmond Road, and nearby major thoroughfares connecting the property to Interstate 35, the Kilpatrick Turnpike, and the broader Oklahoma City metropolitan area. Downtown Oklahoma City is approximately 15 miles south, allowing Edmond residents and businesses to benefit from proximity to the region's primary employment and entertainment center while maintaining the advantages of the Edmond community.

With its central location near Downtown Edmond, established surrounding neighborhoods, and proximity to retail, dining, education, employment, and transportation corridors, the property occupies a well-positioned location within one of the Oklahoma City metro's most sought-after submarkets.

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About Edmond

Edmond is a city of roughly 100,000 residents directly north of Oklahoma City, about 15 miles from downtown OKC. It is one of the metro's most established and affluent suburbs, with a median household income above $100,000 and nearly 58% of adults holding a bachelor's degree or higher. The city has grown more than 6% since the 2020 Census.

University of Central Oklahoma

UCO's campus sits just east of downtown Edmond, a short walk from The Campbell. The university enrolled 12,554 students in fall 2024, its first overall enrollment increase since 2013, and welcomed more than 2,000 first-time freshmen in fall 2026, its largest freshman class in nearly a decade. UCO is also one of Edmond's largest employers.

Downtown Edmond

Downtown Edmond is a walkable district of local restaurants, shops, bars and entertainment along Broadway, Main Street and Campbell Street. Investment continues: in September 2026 the City Council approved Hurd Courts, an $11 million townhome development with live-work storefronts, and the redevelopment of the building at Broadway and Hurd into ground-floor restaurant space with Class A retail and office above.

Access

Edmond connects to the rest of the metro via Interstate 35, the Kilpatrick Turnpike and the Broadway Extension, giving residents an easy commute to employment centers throughout Oklahoma City.

Edmond at a Glance

Population (2025 est.)	**100,479**
Growth Since 2020 Census	**6.4%**
Median Household Income	**$103,183**
Per Capita Income	**$56,320**
Bachelor's Degree or Higher	**57.6%**
Median Home Value	**$351,400**
Median Gross Rent	**$1,344**
Owner-Occupied Housing	**70.3%**

Major Employers

Employer	Employees
Edmond Public Schools	2,975
University of Central Oklahoma	1,350
City of Edmond	764
INTEGRIS Health Edmond	550
Mercy Edmond I-35	507
OU Medical Center Edmond	500

Sources: U.S. Census Bureau QuickFacts (2025 population estimate; 2020–2024 American Community Survey); University of Central Oklahoma; City of Edmond major employer data (2022); Hoodline (Sept. 2026).

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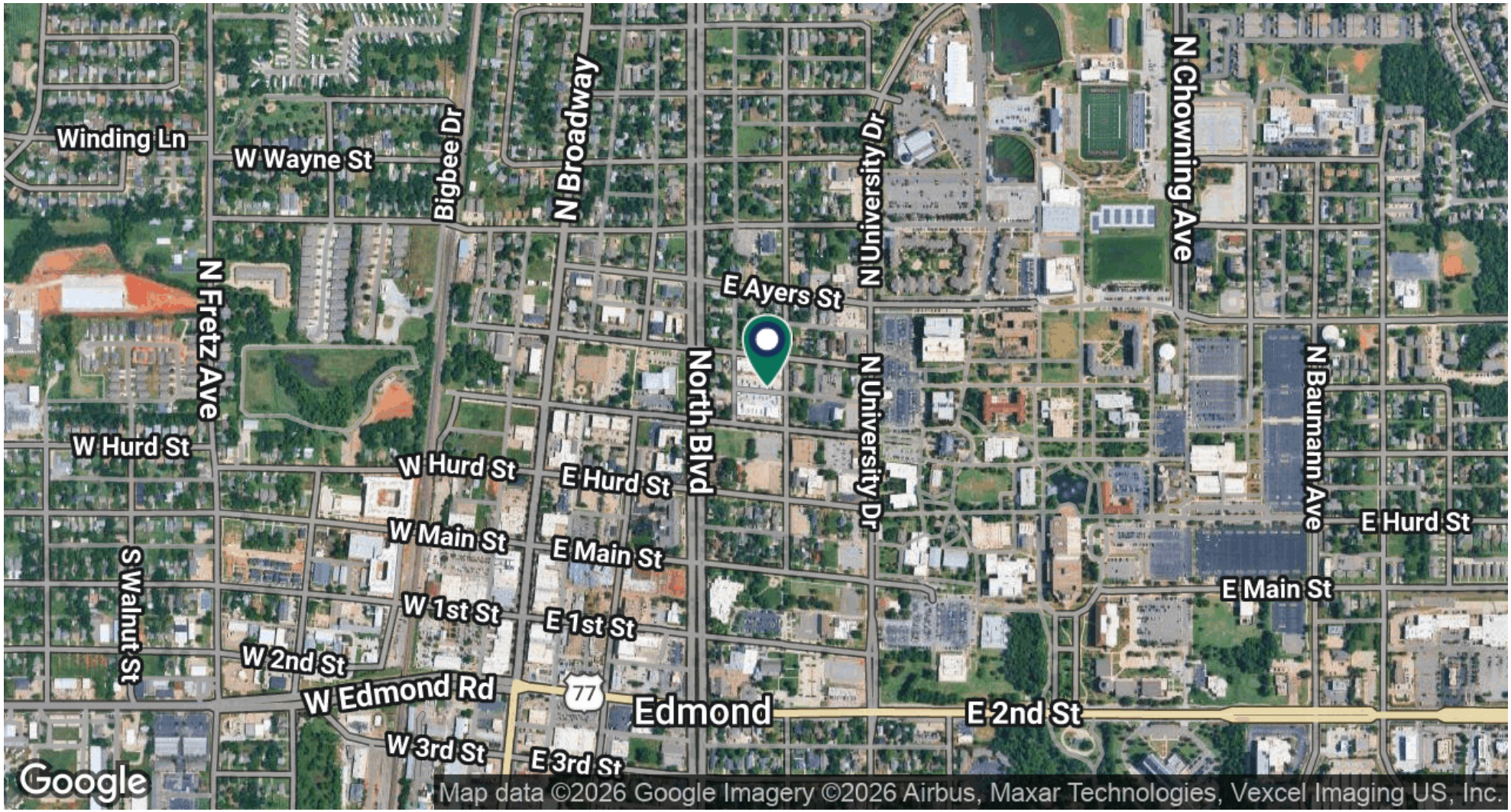





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Aerial Map

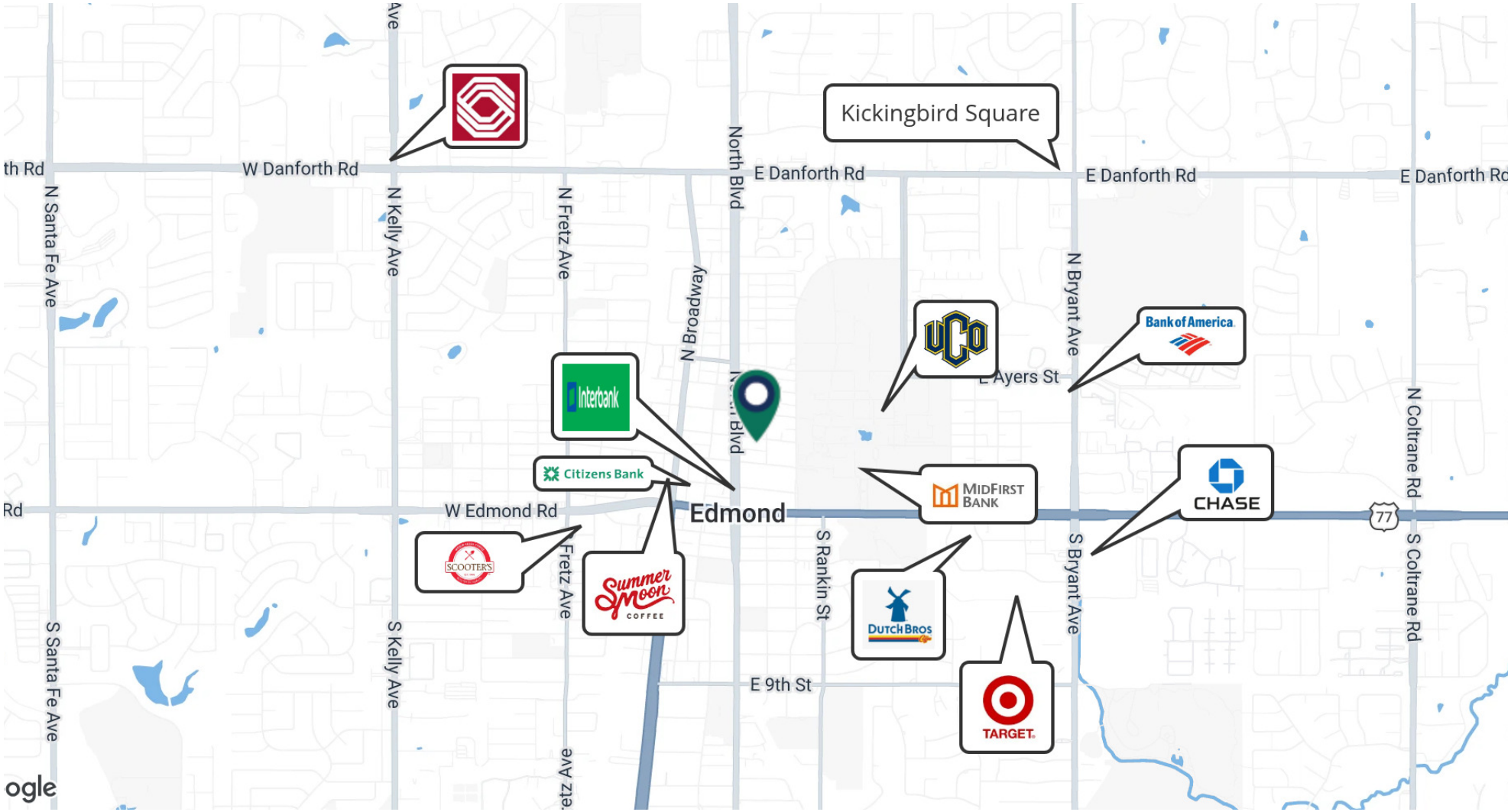


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Retailer Map



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Unit Mix

Unit Type	Units	% of Mix	Avg SF	Avg Market Rent	Avg In-Place Rent
One Bedroom / One Bath	27	44.3%	649	$1,253	$1,244
Two Bedroom / Two Bath	34	55.7%	985	$1,538	$1,523
Total / Average	**61**	**100.0%**	**836**	**$1,412**	**$1,400**

Rent Roll Snapshot

- 52 of 61 units occupied (85.2%)
- 2 vacant units pre-leased
- Average market rent of $1,412 per unit

One Bedroom / One Bath · 7 Plans

Plan	SF	Units	Market Rent	Rent / SF
1A	625	9	$1,208	$1.93
1B	632	2	$1,338	$2.12
1C	636	6	$1,296	$2.04
1D	638	3	$1,198	$1.88
1E	653	2	$1,288	$1.97
1F	716	2	$1,363	$1.90
1G	718	3	$1,208	$1.68
1 BR Average	**649**	**27**	**$1,253**	**$1.93**

Two Bedroom / Two Bath · 12 Plans

Plan	SF	Units	Market Rent	Rent / SF
2A	933	3	$1,500	$1.61
2B	946	2	$1,575	$1.66
2C	947	2	$1,450	$1.53
2D	948	3	$1,500	$1.58
2E	950	9	$1,550	$1.63
2F	954	3	$1,500	$1.57
2G	956	2	$1,550	$1.62
2H	957	2	$1,475	$1.54
2I	962	1	$1,600	$1.66
2J	1,015	2	$1,575	$1.55
2K	1,118	2	$1,650	$1.48
2L	1,200	3	$1,565	$1.30
2 BR Average	**985**	**34**	**$1,538**	**$1.56**

Unit SF per property website; units, rents and occupancy per OneSite Boxscore as of 10/12/2026.

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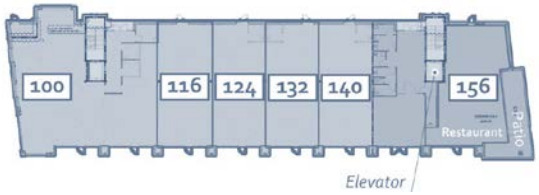
Commercial Space

	Suite	Floor	SF
RETAIL	Suite 116	1st	1,200
	Suite 124	1st	1,200
	Suite 132	1st	1,200
	Suite 140	1st	1,200
	Retail Subtotal		**4,800**
RESTAURANT / BAR	Suite 100	1st	3,012
	Suite 156	1st	1,790
	Suite 400	4th – Rooftop	2,353
	Suite 156 Patio	*Outdoor*	*479*
	Suite 400 Patio	*Outdoor*	*2,258*
	Restaurant / Bar Subtotal		**7,155**
OFFICE	Suite 214	2nd	2,561
	Suite 314	3rd	2,561
	Office Subtotal		**5,122**
Total Commercial (interior)			**17,077**

All suites delivered in grey shell condition. Leasing terms marketed as NNN, 3–10 years, negotiable. Patio areas are in addition to interior SF.



1ST FLOOR · RETAIL & RESTAURANT



2ND & 3RD FLOOR · OFFICES



4TH FLOOR · ROOFTOP BAR / RESTAURANT



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The Vision



The Campbell was built to be more than an apartment building. Its 61 residences sit above 17,077 SF of ground-floor retail, restaurant, rooftop and office space, steps from downtown Edmond and the University of Central Oklahoma. The building is in place. What it needs is an owner to bring the commercial space to life.

Concept Uses

Coffee & café | Rooftop restaurant & bar | Fitness or wellness studio | Boutique retail | Professional office | UCO-oriented services

The Path to Stabilization

1. **Stabilize the Apartments**
   Lease the remaining units to approximately 95% occupancy. The building is 85.2% occupied today at an average market rent of $1,412.
2. **Activate the Ground Floor**
   Lease four 1,200 SF storefronts and two street-level restaurant spaces (4,800 SF retail; 4,802 SF restaurant plus a 479 SF patio).
3. **Open the Rooftop**
   Deliver a rooftop bar and restaurant (2,353 SF plus a 2,258 SF patio) overlooking downtown Edmond and the UCO campus.
4. **Fill the Offices**
   Lease the two 2,561 SF office suites on floors two and three to professional or university-related users.

Net Operating Income

Apartments Only	$638,820
Commercial Lease-Up	+$423,263
Apartments + Commercial	$1,062,083

Leasing the commercial space adds roughly **66%** to net operating income (see Income & Expenses).

Concept uses and leasing steps are illustrative and not a projection or guarantee. NOI figures are the proforma estimates shown on the Income & Expenses page; tenant finish-out costs are not included. Buyers should rely on their own analysis.

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Income & Expenses

Income Summary	Apartments Only	Apartments + Commercial
Apartment Gross Potential Rent	$985,800	$985,800
Less: Vacancy & Credit Loss	($49,290)	($49,290)
Other Income	$85,440	$85,440
Apartment Effective Gross Income	$1,021,950	$1,021,950
Commercial Base Rent (17,077 SF @ $26.00/SF)	—	$444,002
Less: Commercial Vacancy (5%)	—	($22,200)
NNN Reimbursements ($4.50/SF)	—	$76,847
Total Effective Gross Income	**$1,021,950**	**$1,520,598**

Expenses Summary	Apartments Only	Apartments + Commercial
Operating Expenses – Apartments	$373,130	$373,130
Operating Expenses – Commercial Space	$10,000	$85,385
Total Operating Expenses	**$383,130**	**$458,515**
Net Operating Income	**$638,820**	**$1,062,083**

Proforma estimates for reference only. Buyers should rely on their own analysis. No price or value is implied.

Proforma Assumptions

- **Apartments Only:** 61 units stabilized at approximately 95% occupancy; commercial space vacant.
- Vacancy & credit loss of $49,290 (5.0% of GPR).
- Apartment operating expenses of $373,130, or $6,117 per unit (37% of apartment EGI).
- Vacant commercial carrying cost of $10,000 per year.
- **Apartments + Commercial:** 17,077 SF leased at $26.00/SF NNN, 5% commercial vacancy, $4.50/SF NNN reimbursements, and $5.00/SF commercial operating expenses.
- Commercial space is currently grey shell; tenant finish-out costs are not included.

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Rent & Lease Comps

Apartment Rent Comps

	Property	Yr Built	Units	1 BR Rent	1 BR SF	2 BR Rent	2 BR SF	Occupancy
★ 	**The Campbell** 217 E Campbell St, Edmond	2026	61	$1,253 $1.93/SF	649	$1,538 $1.56/SF	985	85.2%
1 	**Oxlley** 104 W Main St, Edmond	2025	276	$1,107 $1.42/SF	778	$1,264 $1.19/SF	1,064	71.7%
2 	**35 Degrees North Apartment Homes** 2800 NW 192nd St, Edmond	2021	371	$1,235 $1.56/SF	792	$1,547 $1.36/SF	1,137	97.6%
3 	**Residences at OAK** Mixed-Use · 5101 N Pennsylvania Ave, Oklahoma City	2024	320	$1,710 $2.33/SF	735	$2,433 $2.02/SF	1,205	93.4%

Commercial Lease Comps – Edmond

Property	Use	SF	Rent / SF	Lease Type
The Campbell – 217 E Campbell St	Retail / Restaurant / Office	17,077 (pg. 12)	$26.00 (underwritten)	NNN
Alta Mesa – 301 S Bryant Ave	Retail shop space	7,235	$26.00 (asking)	NNN
Hampton Village – 1529-1601 S Broadway	Retail shop space	7,287	$26.00 (asking)	NNN
2108 W Danforth Rd (built 2011)	Restaurant	2,760	$42.00 (asking)	NNN

Apartment comparable data per CoStar and other third-party sources. Commercial lease comps are asking rents per Creek Price Edwards 2025 Year-End Retail Report and public listings. Deemed reliable but not guaranteed. The Campbell per property rent roll as of 10/12/2026.

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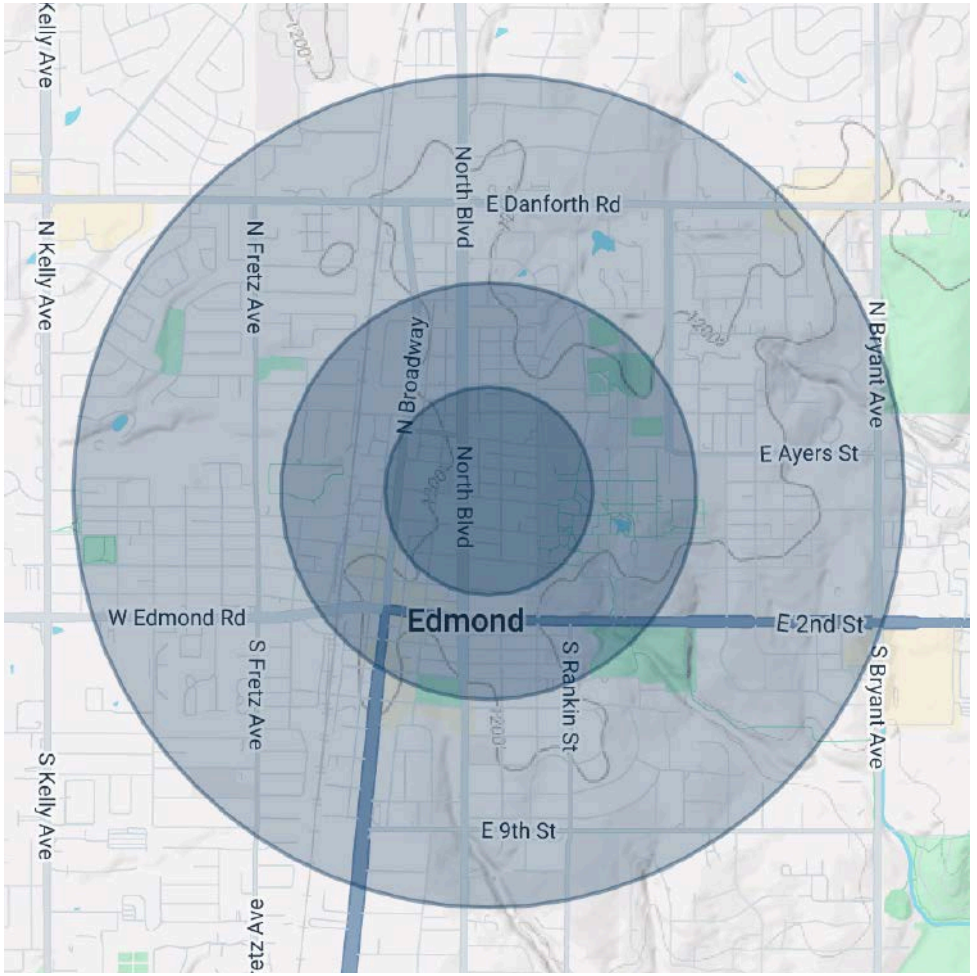
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Demographics Map & Report

Population	0.25 Mile	0.5 Mile	1 Mile
Total Population	562	2,598	10,986
Average Age	27.6	27.4	31.7
Average Age (Male)	24.7	25.2	29.5
Average Age (Female)	36.0	33.3	35.6

Households & Income	0.25 Mile	0.5 Mile	1 Mile
Total Households	265	1,010	4,646
Persons per Household	2.1	2.6	2.4
Average HH Income	$44,305	$51,222	$70,204
Average House Value	$131,373	$152,127	$207,897

Source: 2023 American Community Survey (ACS). Inner rings include the UCO campus, which lowers average age and household income.



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Advisor Team



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Professional Background

Dirk Erdoes joined Price Edwards and Company in October of 2023 as a Multifamily Investment Advisor. Dirk graduated from Oklahoma State University in 2021 with a Bachelor's Degree in Marketing and a Bachelor's Degree in Management. Dirk had been in the commercial real estate industry for two years prior to joining Price Edwards and Company. Dirk has focused on the acquisition, disposition, and exchange of Multifamily assets in Oklahoma and surrounding markets. Dirk is a member of the Commercial Real Estate Council and the Apartment Association of Central Oklahoma.



Sam Walter

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Professional Background

Sam Walter joined Price Edwards & Co. in 2023 and has been in the commercial real estate business since 2021. Sam graduated from Oklahoma State University, earning two degrees in Marketing and Management. Upon graduation, he entered the commercial real estate industry. Sam is known for his outgoing and positive nature, attributes that shine through in client interactions. He has a genuine commitment to assisting his clients in making the best real estate decisions that align with their goals. Sam specializes in the sale, exchange, and disposition of multifamily assets across the state of Oklahoma. He is ready to advise you on any needs you may have. Sam enjoys spending his free time outdoors, snow skiing, and running. Sam is actively involved with 'Course for Change,' an organization that empowers underprivileged youth to train for half marathons. Through this initiative, young individuals gain a valuable understanding of goal-setting and the work required to achieve those objectives. Sam is always willing to help in any way he can.

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