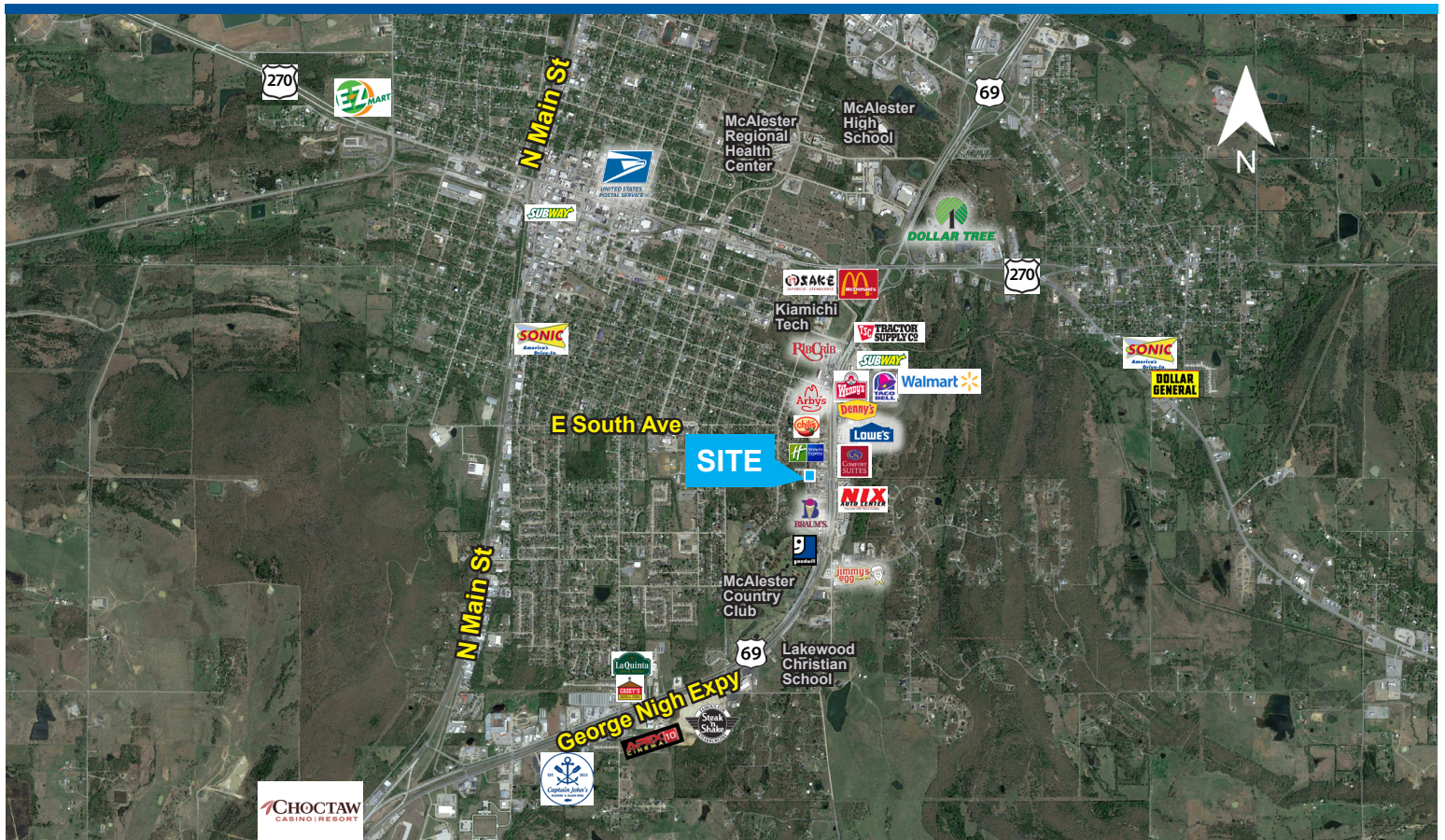


McAlester Land Development

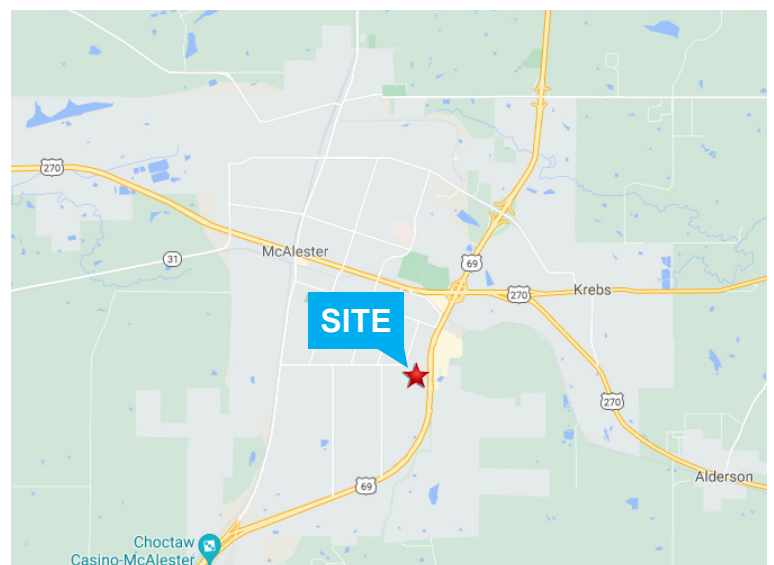
Peaceable Rd, McAlester, OK 74501



McAlester, the county seat of Pittsburg County, is positioned between the Dallas, Oklahoma City, and Tulsa metro areas and benefits from significant traffic volume along U.S. Highway 69 which is a major thoroughfare for the Dallas/Fort Worth metroplex.

Property Features

- ±0.782 Acres
- Zoned CV (Commercial Vacant)
- Located south of Holiday Inn Express
- Quick access to and from Highway 69
- Close proximity to primary retail shopping, restaurants, and McAlester Country Club
- Strong aeronautics industry presence
- Strong immediate household income
- All utilities adjacent to the site



Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

shale@wiginprop.com | jwatchous@wiginprop.com | wiginprop.com

Land for Sale

McAlester Land Development

Peaceable Rd, McAlester, OK 74501

WIGGIN
PROPERTIES, LLC



Demographics

2024	1 Mile	3 Miles	5 Miles
Population	3,405	18,187	22,668
Average HH Income	\$95,759	\$78,169	\$79,945
Owner Occupied Units	902	4,472	5,432
Renter Occupied Units	490	3,031	3,316

Traffic Counts

Street	Count
Highway 69	27,400 vpd
S Main St	7,500 vpd
Highway 270	14,400 vpd

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