



24855 U.S. RT. 66 VERDIGRIS, OK 74019 | \$1,664,863

# 12.74 Acres of Land For Sale | VERDIGRIS, OK |



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## Property Highlights

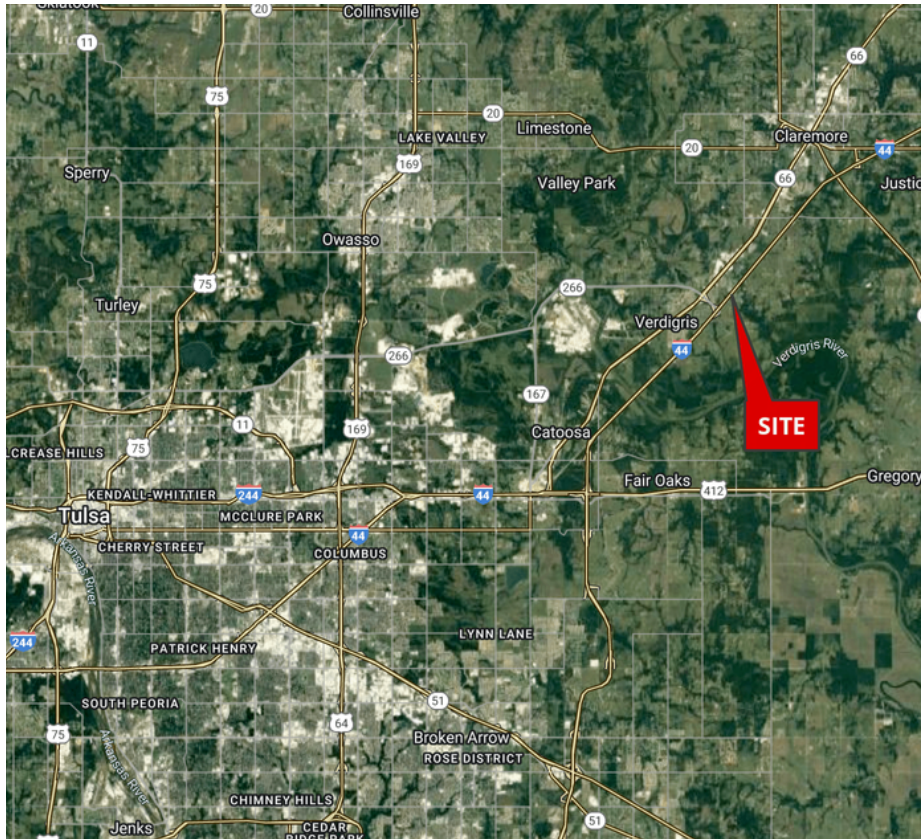
12.74 acres of commercially zoned land with over 624 feet of frontage on Highway 66. The site is located between Verdigris and Claremore just north of the Highway 226 exit off of Interstate 44. The property is flat and also fronts road "530" which allows for easy ingress and egress. The site is North of a Quik Trip and across the street from a new Tractor Supply.

- The property has excellent visibility and high traffic counts
- It is located in the fast-growing community of Verdigris which is located between Tulsa/Catoosa and Claremore
- All utilities are nearby
- Will consider dividing
- Possible uses: RV and/or boat sales, mini storage, or multi-family retail

Commercial Land | For Sale

# LOCATION OVERVIEW

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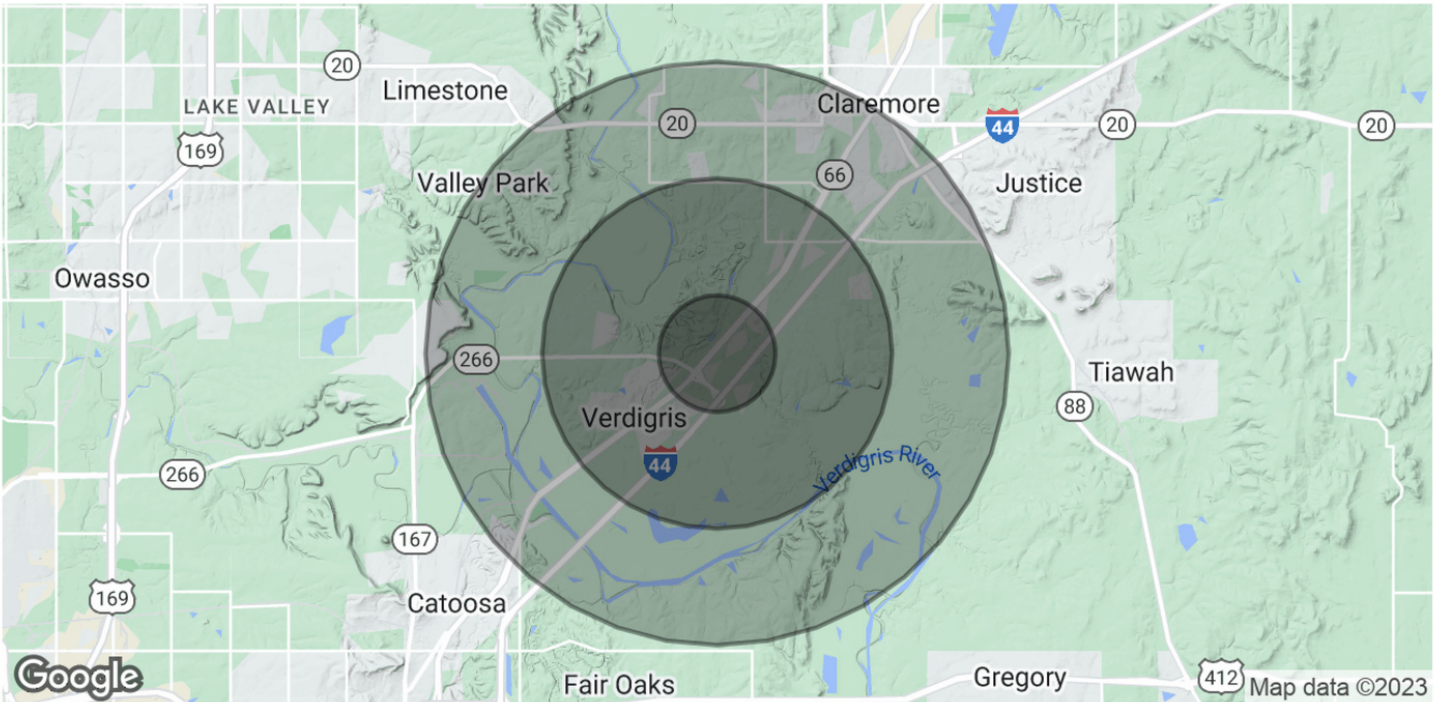


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# COMMUNITY OVERVIEW

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,265	7,723	22,731
Average Age	36.4	36.3	37.9
Average Age (Male)	40.8	39.0	38.6
Average Age (Female)	34.5	35.3	38.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	567	3,263	9,292
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$73,777	\$80,242	\$79,671
Average House Value	\$161,801	\$180,474	\$183,527

\* Demographic data derived from 2020 ACS - US Census



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