

Property Overview



Prime Commercial Development Opportunity

3,296sf + 21' Clear Ceiling Height + Twin "T" Roof System

1075 S George Nigh Expressway, McAlester, OK

This 2.3 acre commercial parcel in Pittsburg County presents a high visibility development opportunity in one of McAlester's most active and evolving corridors. Zoned C Commercial and delivered as raw, unimproved land, the site allows a developer to execute a fully customized, ground up project without demolition costs or legacy constraints.

Positioned directly along heavily traveled Highway 69 and S George Nigh Expressway, the property benefits from strong daily traffic counts, regional connectivity, and direct exposure to both local and pass through consumers. The site sits across from the Shoppes at McAlester and directly opposite a Choctaw Nation facility undergoing a \$70 million renovation, creating a powerful economic catalyst in the immediate trade area.

Permitted and proposed uses include apartment units, hotel or extended stay hospitality, restaurant concepts, storefront retail, shopping plaza development, or mixed use multifamily.

This is a strategic land control opportunity in the path of measurable economic expansion.

Investment Highlights



INVESTMENT HIGHLIGHTS

- 2.3 acres of commercially zoned land
- Direct frontage on Highway 69 with strong visibility
- Located in established commercial and retail corridor
- Across from Shopps at McAlester retail center
- Opposite \$70 million Choctaw Nation redevelopment
- Zoned C Commercial, allowing flexible development options
- No existing improvements, eliminating demolition costs
- Positioned for retail, hospitality, multifamily, or mixed use development
- Flexible zoning supports a spectrum of commercial and mixed-use projects
- Strong retail draw across the highway
- Generational redevelopment dollars fueling local demand

High-Traffic Highway Exposure:

Fronting Highway 69, this site benefits from unparalleled visibility and regional connectivity, capturing daily commuters, transactional traffic, and destination shoppers alike.

Build Where Opportunity Meets Demand:

This is an elite opportunity for developers, institutional investors, or owner-users seeking a marquee site with maximum visibility, adaptable use potential, and catalytic adjacent development. A cornerstone property ready for purposeful, profit-oriented growth.

Investment Analysis



This offering represents a land banking and development play within a corridor experiencing institutional level reinvestment. The \$70 million Choctaw renovation across the street is not speculative, it is committed capital that will increase employment density, consumer traffic, and long term economic stability in the immediate area.

The subject property's location across from an established retail center further supports sustained traffic flow and visibility, reducing leasing risk for future retail or hospitality components. With 2.3 acres, a developer has flexibility for:

- Garden style multifamily
- Limited service or boutique hotel
- Quick service or full service restaurant pad sites
- Strip center or neighborhood shopping plaza
- Mixed use configuration combining retail and residential

The absence of improvements creates development efficiency, eliminating teardown costs and allowing site planning to be optimized for parking ratios, ingress and egress, and highest and best use.

For an investor seeking to control a highly visible corner in a strengthening commercial node, this is a forward positioned acquisition aligned with infrastructure expansion, job growth, and retail demand drivers already in motion.