

### Description

A full City Block Chock Full of Tax Incentives. One of the 2 Structures is on the Historic Register. The former school building is ready for a dramatic conversion whether new construction or renovation beckons, opportunity abounds.

### Economic Development Contact

900 N Stiles Ave  
Oklahoma City, Oklahoma 73104  
W: <https://locateok.com/>

#### Lesli Crofford

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### Location

- **Property Name:** 1401 E Cherokee Ave
- **Property Type:** Site
- **Property SubType:** Vacant Land
- **Property Address:** 1401 E Cherokee Ave
- **Property City:** McAlester
- **Property County:** Pittsburg County
- **Property State:** OK
- **Property Zip code:** 74501
- **Latitude:** 34.92517221140771
- **Longitude:** -95.75034923191393

### General

- **Property Source URL:**  
<https://www.moodyscree.com/marketplace/property/686684bc150772663d4ee926/1401-e-cherokee-ave-mcalester-ok-74501>

### Sale / Lease

- **For Lease:** No
- **For Sale:** Yes
- **Sale Price:** \$459,000

### Site

- **Available (acres):** 2.45
- **Total (acres):** 2.45
- **Lot Size:** 106,722.098

### Incentive / Zoning

- **Federal Opportunity Zone:** No

### Broker

- **Company:** KirkAngel
- **Name:** Robert Angelo
- **Cell:** (405) 308 - 1555
- **Email:** [robert@kirkangel.com](mailto:robert@kirkangel.com)



**OKLAHOMA**  
Commerce

1401 E Cherokee Ave  
1401 E Cherokee Ave  
McAlester, Pittsburg County, OK, 74501

Property Detail Link: [View Details](#)

Property Detail QR Code







# Oklahoma

**4,019,800**

*Population*

- » Stable and pro-business environment

**181,195 KM<sup>2</sup>**

*Area*

- » Centrally located

**\$279.7B**

*GDP*

- » Inviting quality of life and low operating costs
- » Constitutional right-to-work state

**#1**

**Lowest Cost of Doing Business**

*CNBC America's Best States for Business, 2024*

**#4**

**Lowest Corporate Tax Rate in the U.S.**

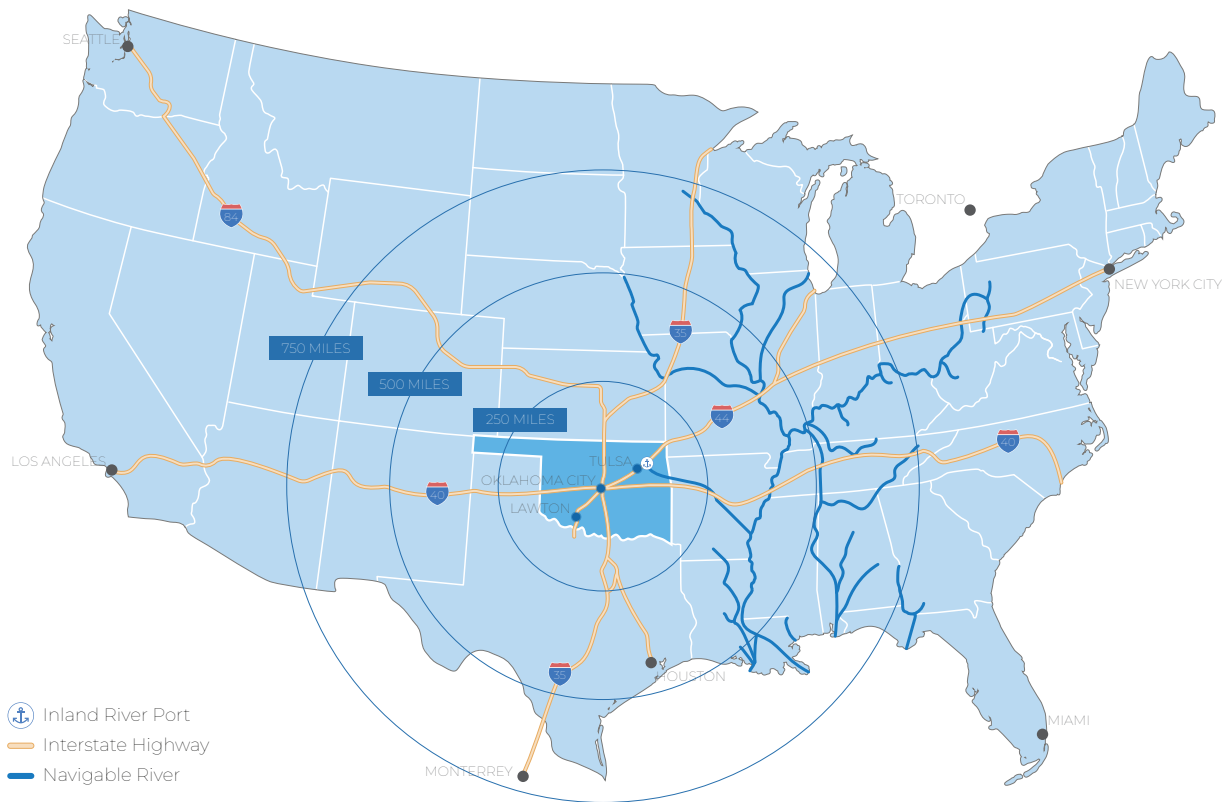
*State Business Tax Climate Index Tax Foundation, 2024*

**20-30%**

**Lower Energy Costs Than the National Average**

*Energy Information Administration*





# Location & Transportation Network

In the U.S., it doesn't get any more central than Oklahoma.

**4**

inland ports, including one of the largest, most inland ice-free river ports in the U.S.

**132**

public-use airports

**3,850+**

miles of rail lines

**3**

intersecting interstate highways offering access to every corner of the U.S.

**99 Million**

people within 500 miles

**Equidistant**

from New York, Los Angeles, Mexico City and Toronto

