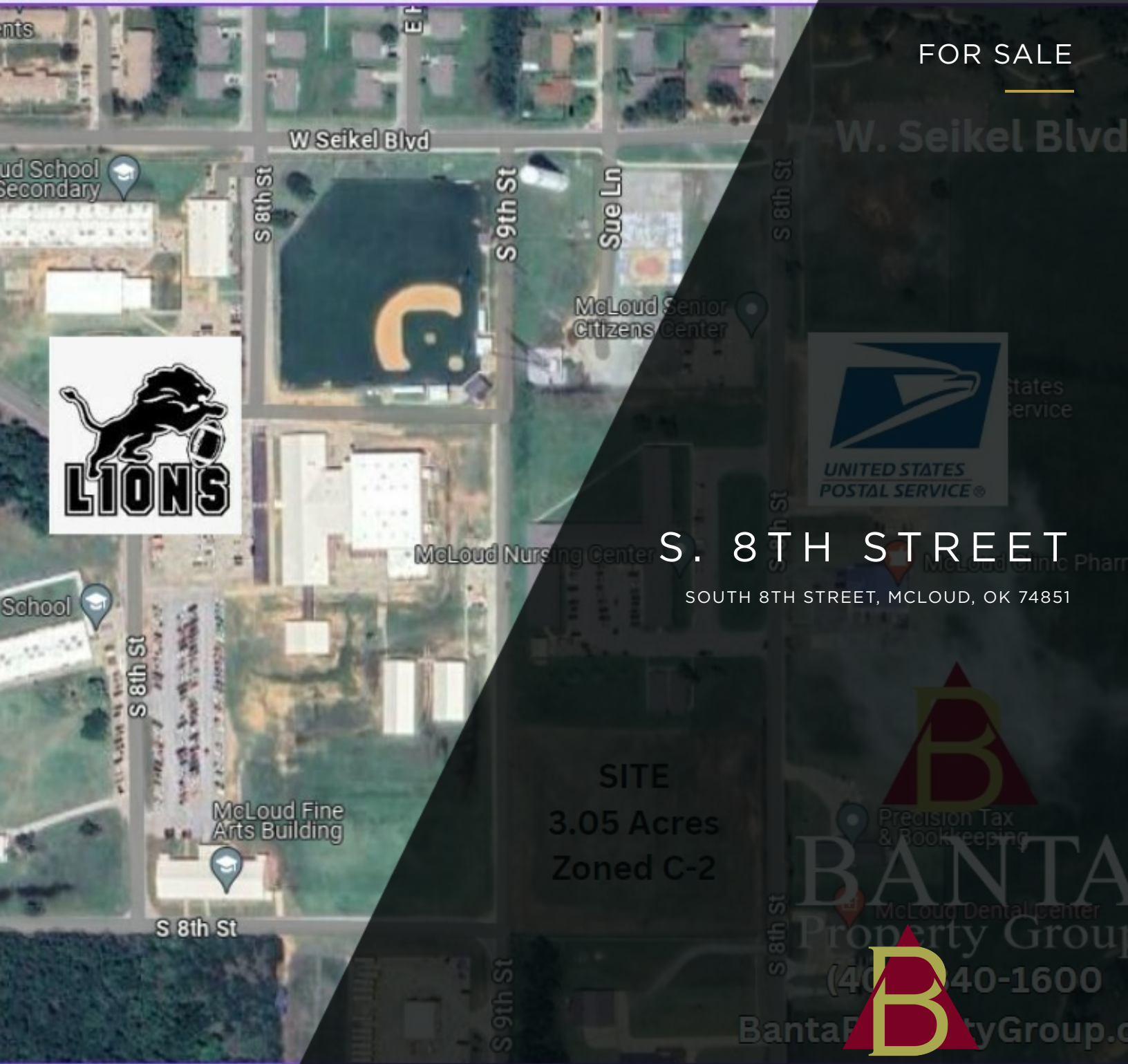


FOR SALE



S. 8TH STREET

SOUTH 8TH STREET, MCLLOUD, OK 74851

SITE
3.05 Acres
Zoned C-2



BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

BANTA
Property Group

GREG BANTA

405.840.1600

GREG@BANTAPROPERTYGROUP.COM

S. 8TH STREET

SOUTH 8TH STREET, MCLLOUD, OK 74851

Building Name	S. 8th Street
Property Type	Land
Property Subtype	Office
APN	44400000101500000
Lot Size	3.05 Acres

Prime Commercial Development Opportunity - 3.05 Acres in McCloud, OK

Unlock the potential of 3.05 acres of prime commercial land in McCloud, Oklahoma! Strategically located adjacent to McCloud Public Schools, this tract offers a high-visibility spot with tremendous growth potential.

Key Features:

- Zoning: Commercial, suitable for various business and development uses.
- Location: Adjacent to McCloud Public Schools, ensuring high traffic and exposure.
- Size: 3.05 acres, with the flexibility of division based on your needs.
- Utilities: All essential utilities are available at the site, streamlining the development process.

Flexibility: The owner is open to dividing the property, allowing you to tailor the purchase to fit your specific development plans.

This is an ideal location for retail, office space, or other commercial ventures. Don't miss this opportunity to invest in a thriving area with strong community ties.

Contact us today at (405) 840-1600 to explore this exceptional opportunity and discuss how we can meet your development needs!



- Zoned Commercial (C-2)
- Adjacent to McCloud Public Schools
- Close proximity to the US Post Office
- All Utilities are to the site

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S. 8TH STREET

SOUTH 8TH STREET, MCLLOUD, OK 74851

Sale Price	\$249,900
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office
Zoning	C2
Lot Size	3.05 Acres
APN #	44400000101500000

LOCATION INFORMATION

Building Name	S. 8th Street
Street Address	South 8th Street
City, State, Zip	McLoud, OK 74851
County	Pottawotamie

S. 8TH STREET

SOUTH 8TH STREET, MCLLOUD, OK 74851



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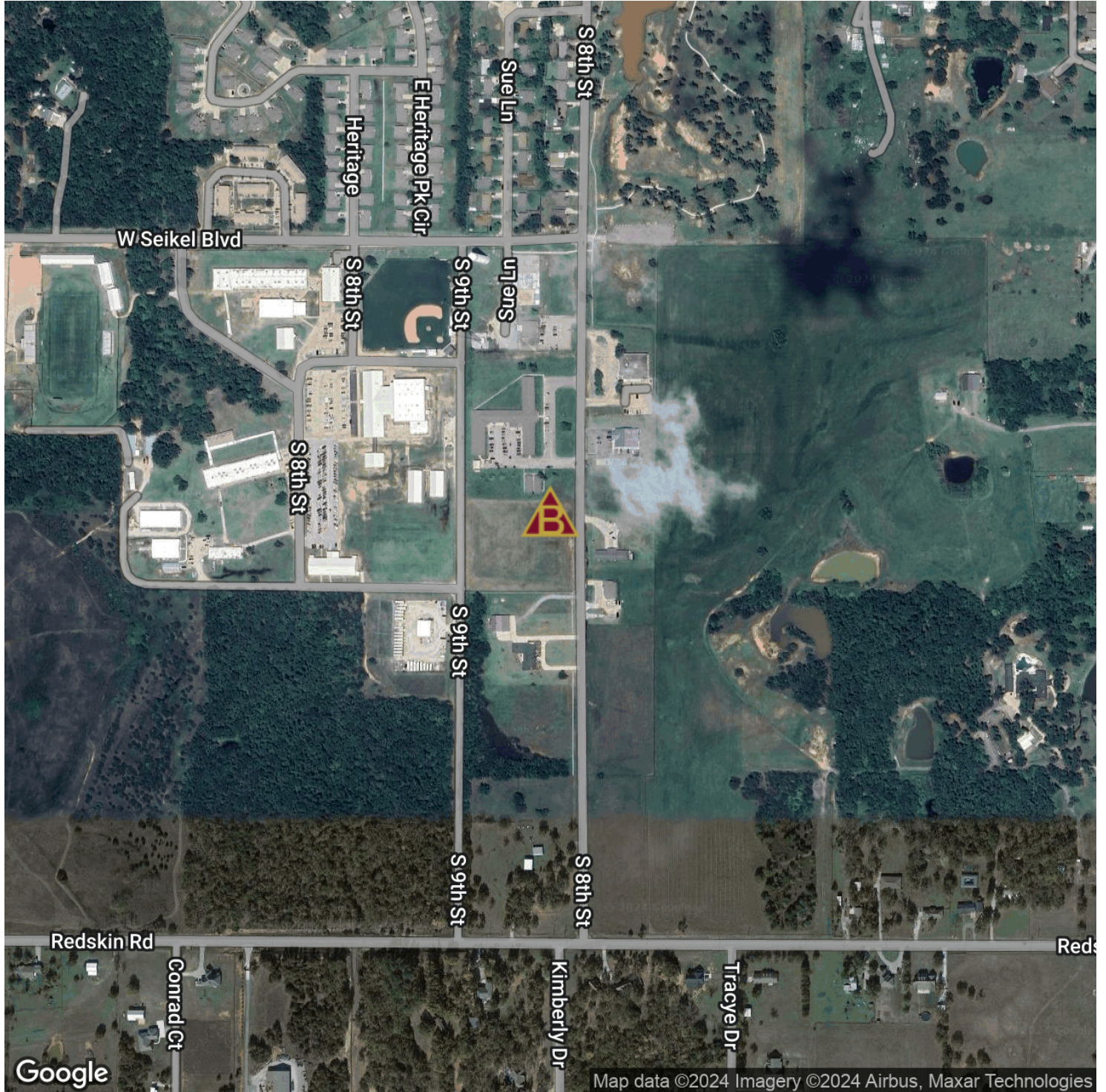
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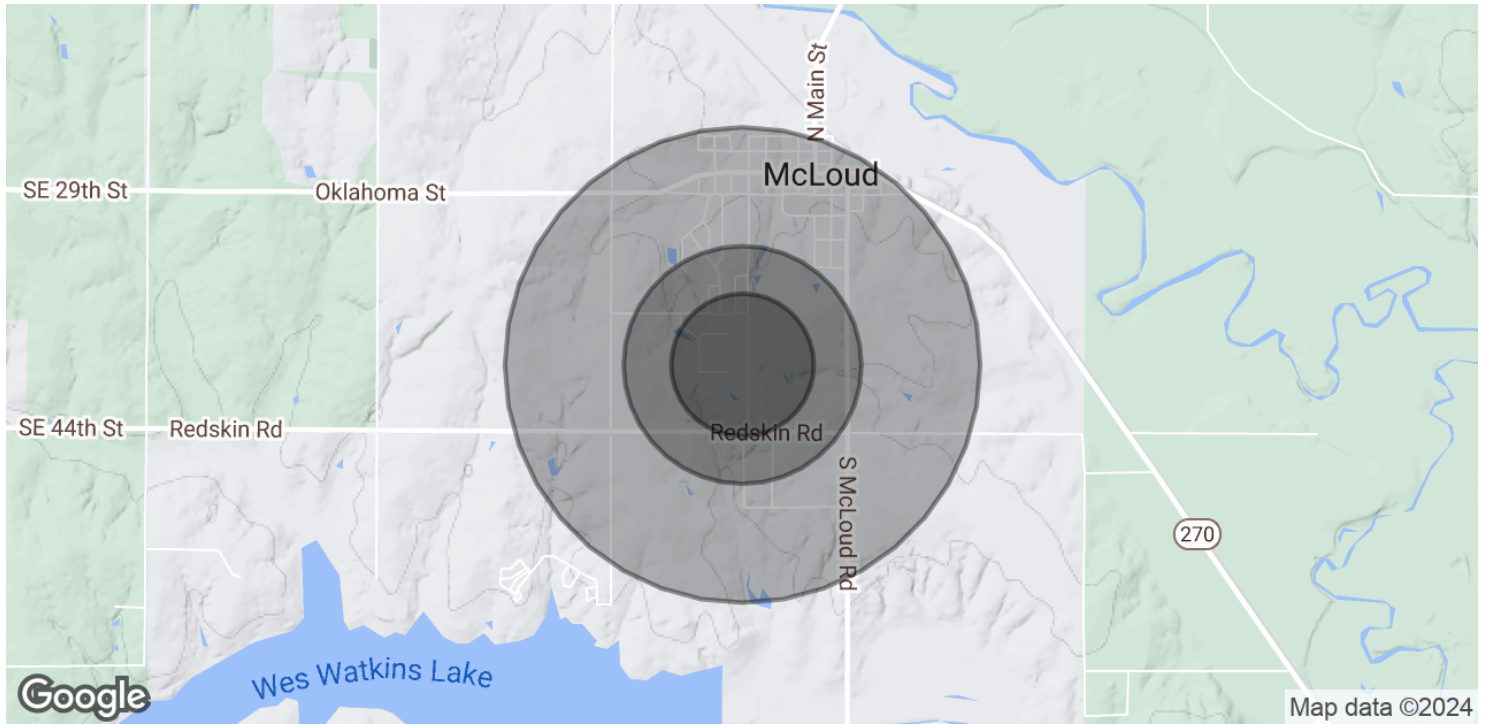
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S. 8TH STREET

SOUTH 8TH STREET, MCLLOUD, OK 74851



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	314	892	1,963
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	322	656
# of Persons per HH	2.8	2.8	3
Average HH Income	\$90,901	\$90,901	\$87,102
Average House Value	\$192,061	\$192,061	\$186,416

Demographics data derived from AlphaMap