



LIST PRICE: \$995,000

MAIN AND SW 10TH ST

Newcastle, OK 73065

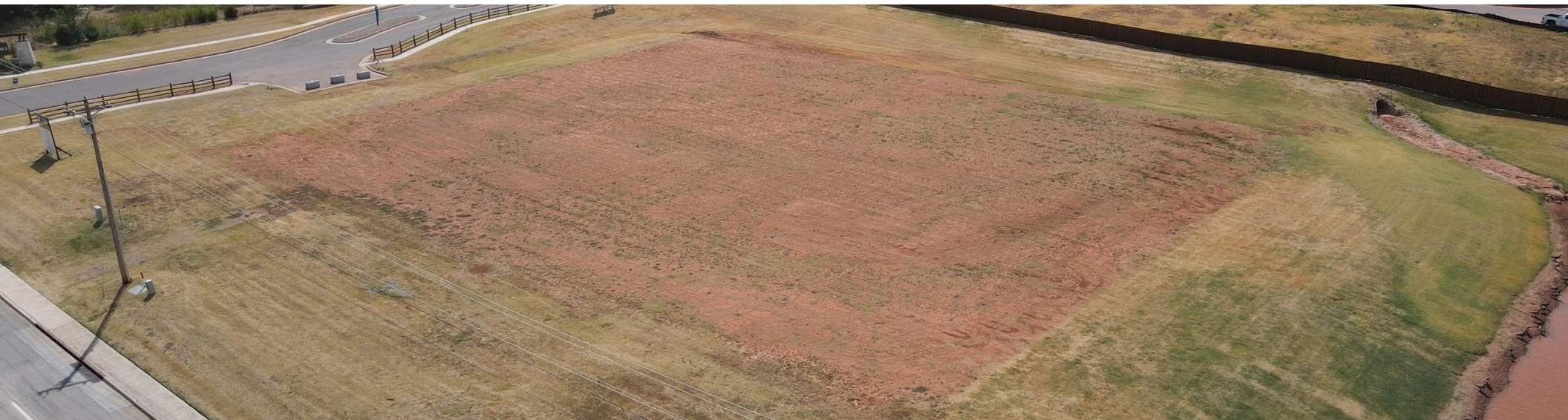
Jake Wilburn

Associate
405.248.8016
jake@moriahrealestate.com

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Property Description

Introducing an exceptional investment opportunity in the heart of Newcastle. This property, strategically located at the NW corner of Main & SW 10th St, and at the entrance of a brand new residential development (Newcastle Farms) presents an ideal site for a new retail development. With its high visibility and traffic counts, this parcel offers a lucrative proposition for prospective investors. Its central location provides convenient access for local and commuter traffic, ensuring maximum exposure for future retail endeavors.

Property Highlights

- 2.26± Acres
- 20,000± Vehicles Per Day (as of 2025)
- Prime Frontage Along Main Street
- Commercially Zoned for Future Development
- Prominent Location at the Entrance to a New Residential Development

Offering Summary

Sale Price:	\$995,000 (\$10.10 SF)
Lot Size:	2.26 Acres
Zoning:	Commercial

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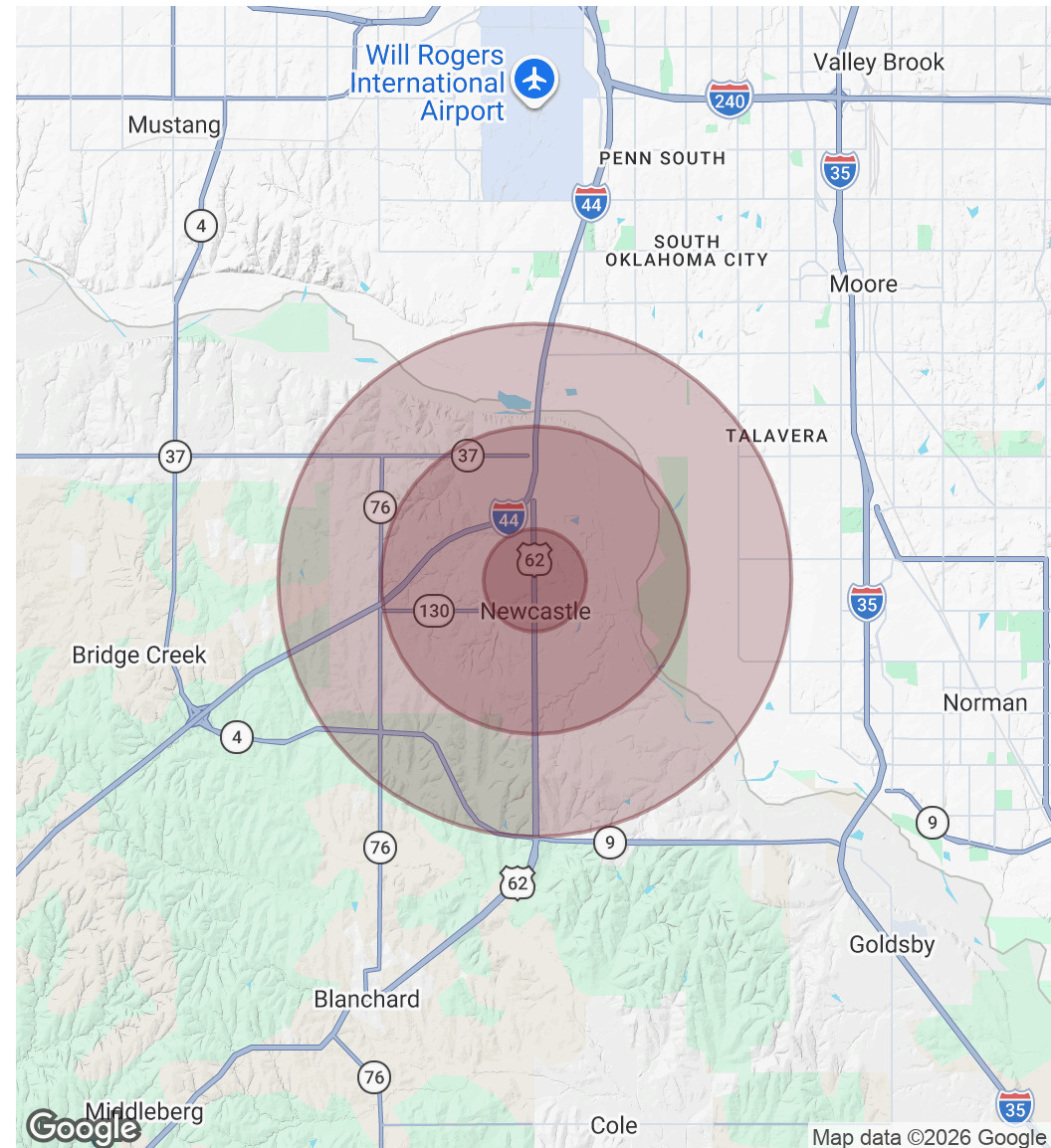
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,086	7,635	20,402
Average Age	37.6	38.8	40.0
Average Age (Male)	37.0	38.5	39.8
Average Age (Female)	38.9	38.7	39.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	446	2,900	7,620
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$93,619	\$104,942	\$118,377
Average House Value	\$250,906	\$276,923	\$306,861

2023 American Community Survey (ACS)



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Contact Brokers:

Jake Wilburn

Associate

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 **MORIAH**
BROKERAGE SERVICES, LLC

13431 Broadway Ext., Suite 115, Oklahoma City, OK 73114

405.250.9596 | moriahbrokerageservices.com