



Blanchard High School **FOR SALE**

# US HIGHWAY 62 AND TYLER AVENUE

VETERANS MEMORIAL HIGHWAY AND TYLER  
AVENUE, BLANCHARD, OK 73010

Acres  
for sale

## **BANTA PROPERTY GROUP, LLC**

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

# BANTA

Property Group

## **GREG BANTA**

405.840.1600

GBANTA@THEBANTACOMPANIES.COM

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## OFFERING SUMMARY

Sale Price:	\$1,625,000
Lot Size:	5.05 Acres
Price / Acre:	\$321,782

## PROPERTY OVERVIEW

This property is located at the southeast corner of US Highway 62 (Veterans Memorial Highway) and Tyler Avenue in Blanchard, OK. Blanchard is part of a rapidly growing area of northern McClain and Grady counties known as the "Tri-City Area" with Newcastle and Tuttle. Blanchard's population has steadily been growing and now has over 10,000 people.

## PROPERTY HIGHLIGHTS

- Located across from Blanchard Intermediate and Elementary School
- Potential for Retail, Office, Convenience Store or Hotel.

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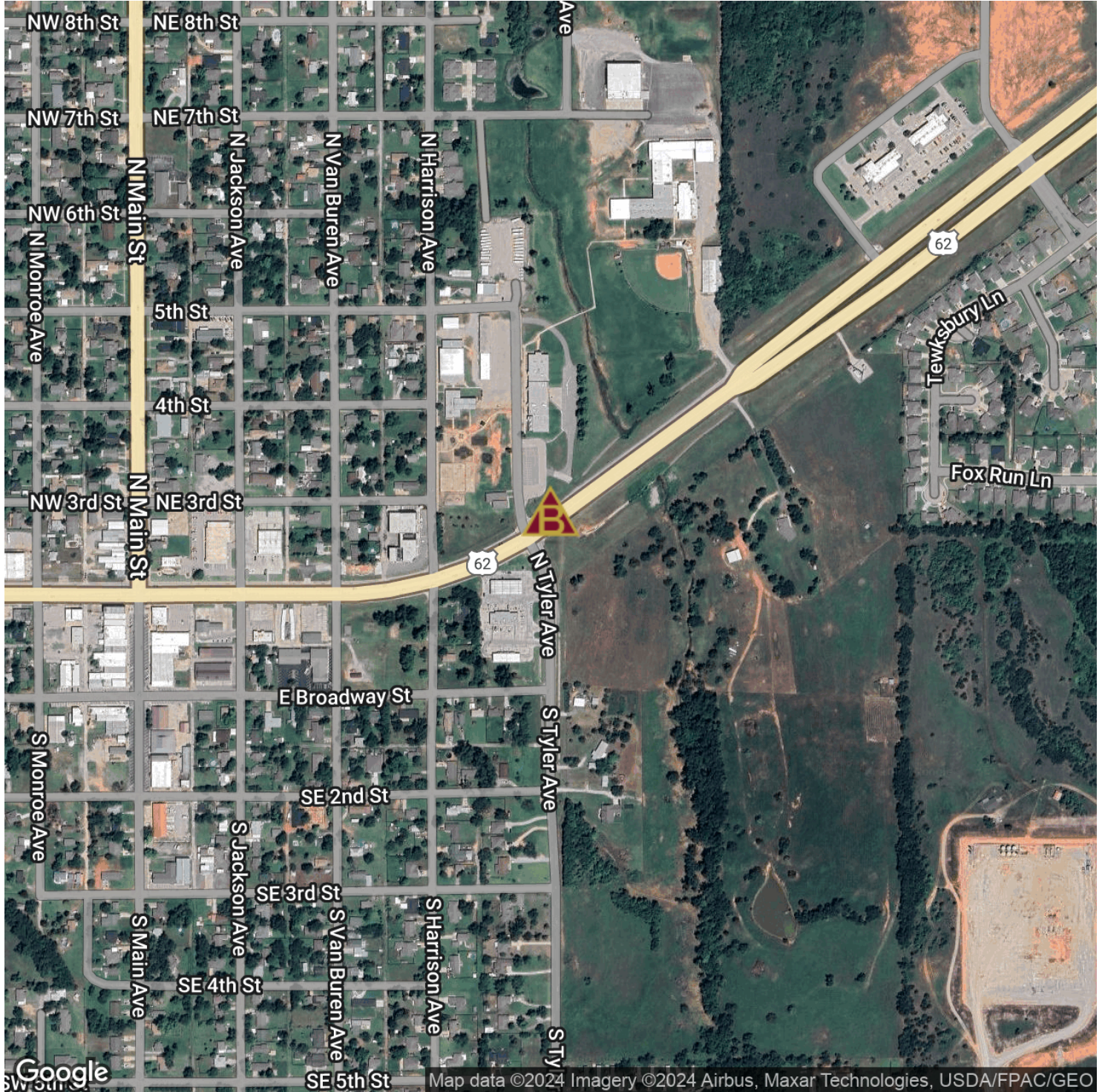
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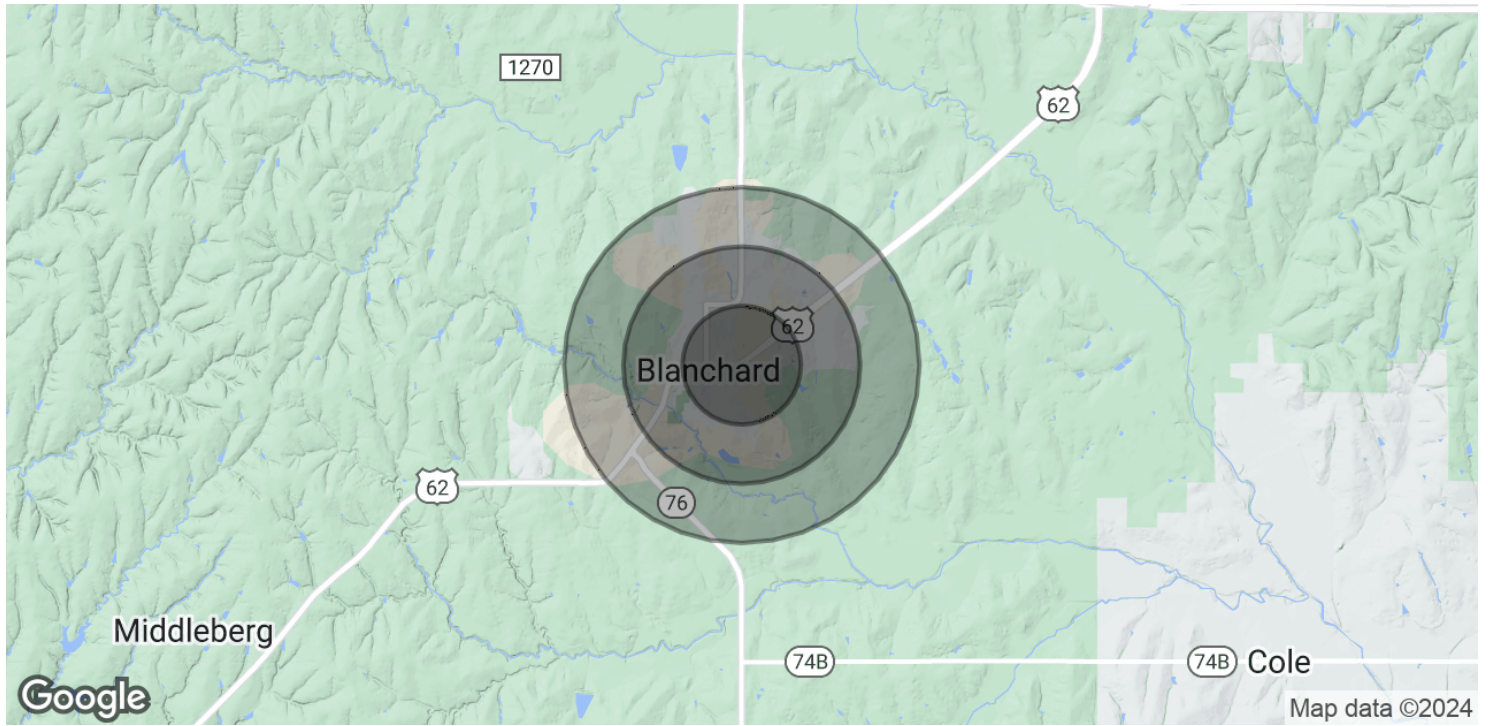
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,106	2,323	3,349
Average Age	36.2	37.3	38.1
Average Age (Male)	31.6	33.8	35.7
Average Age (Female)	42.1	42.1	41.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	447	934	1,329
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$57,179	\$63,329	\$70,597
Average House Value	\$146,004	\$160,726	\$178,982

\* Demographic data derived from 2020 ACS - US Census