

FOR SALE

North Triple X Road & Northeast 23rd Street

NE 23rd Street

For Sale

5.1 acres

16900 NE 23RD

16900 NE 23RD, CHOCTAW, OK 73020



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

**GREG BANTA**

405.840.1600

GREG@BANTAPROPERTYGROUP.COM

# 16900 NE 23RD

16900 NE 23RD, CHOCTAW, OK 73020



## OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	5.11 Acres
Price / Acre:	\$209,198
Zoning:	General Commercial

## PROPERTY OVERVIEW

Located adjacent to Tractor Supply Company near the intersection of NE 23rd Street and Triple X Road in Choctaw, Oklahoma, this 5.1-acre parcel offers an exceptional opportunity for commercial development. Conveniently situated between Choctaw and Harrah, and in close proximity to the Kickapoo Turnpike, this property enjoys high visibility and easy access, making it ideal for retail, industrial, or other commercial uses. The site benefits from a new 60-unit housing development being built directly south of the parcel, enhancing its appeal.

The owner is open to considering dividing the parcel to accommodate smaller developments or multiple tenants. With strategic positioning near a major transportation artery and within minutes of both Choctaw and Harrah, this parcel is primed to take advantage of the growth occurring in the area. For more details and to discuss division possibilities, please contact Greg Banta at (405) 823-3026.

## PROPERTY HIGHLIGHTS

- Located next to Tractor Supply
- Choctaw/Harrah Trade Area
- Heavy traffic
- Fronts NE 23rd (Highway 62)

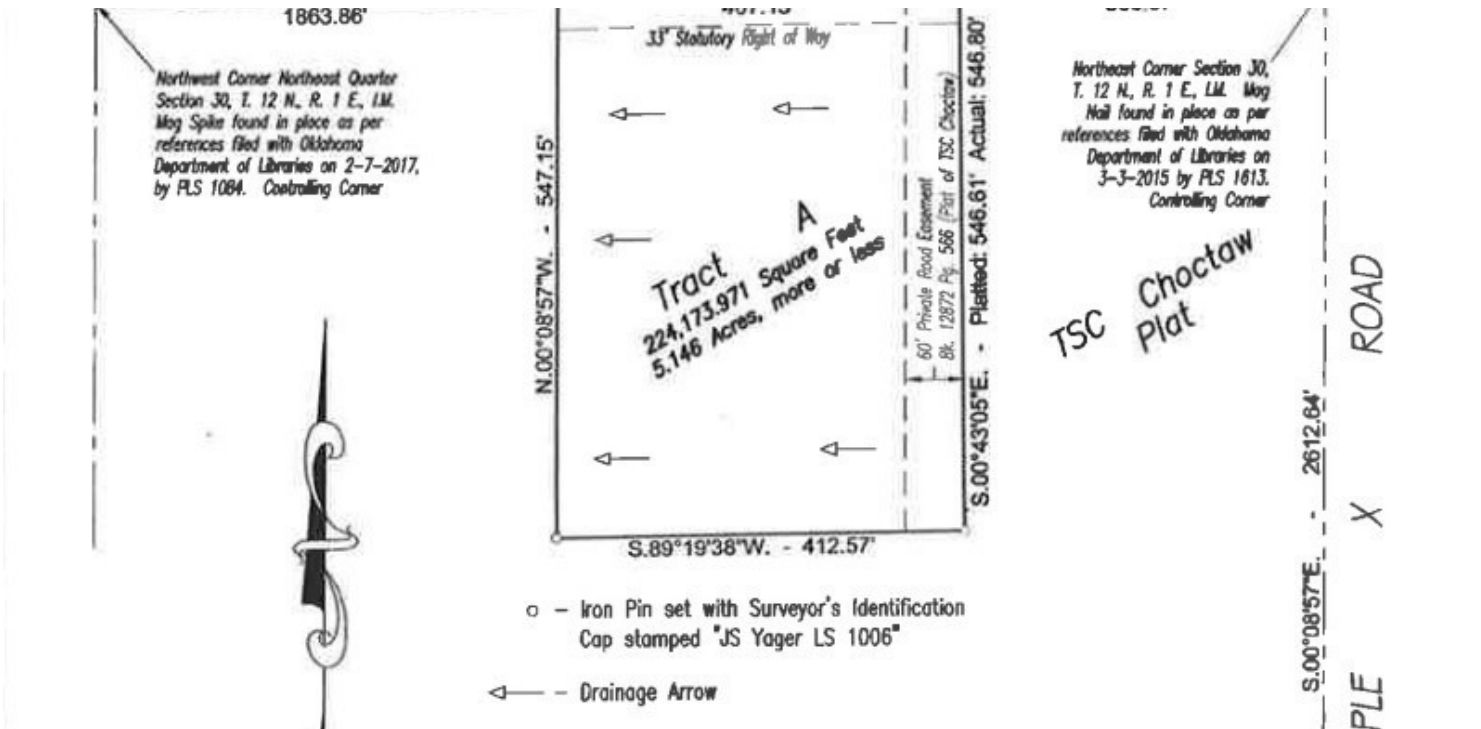
GREG BANTA

405.840.1600

GREG@BANTAPROPERTYGROUP.COM

# 16900 NE 23RD

16900 NE 23RD, CHOCTAW, OK 73020



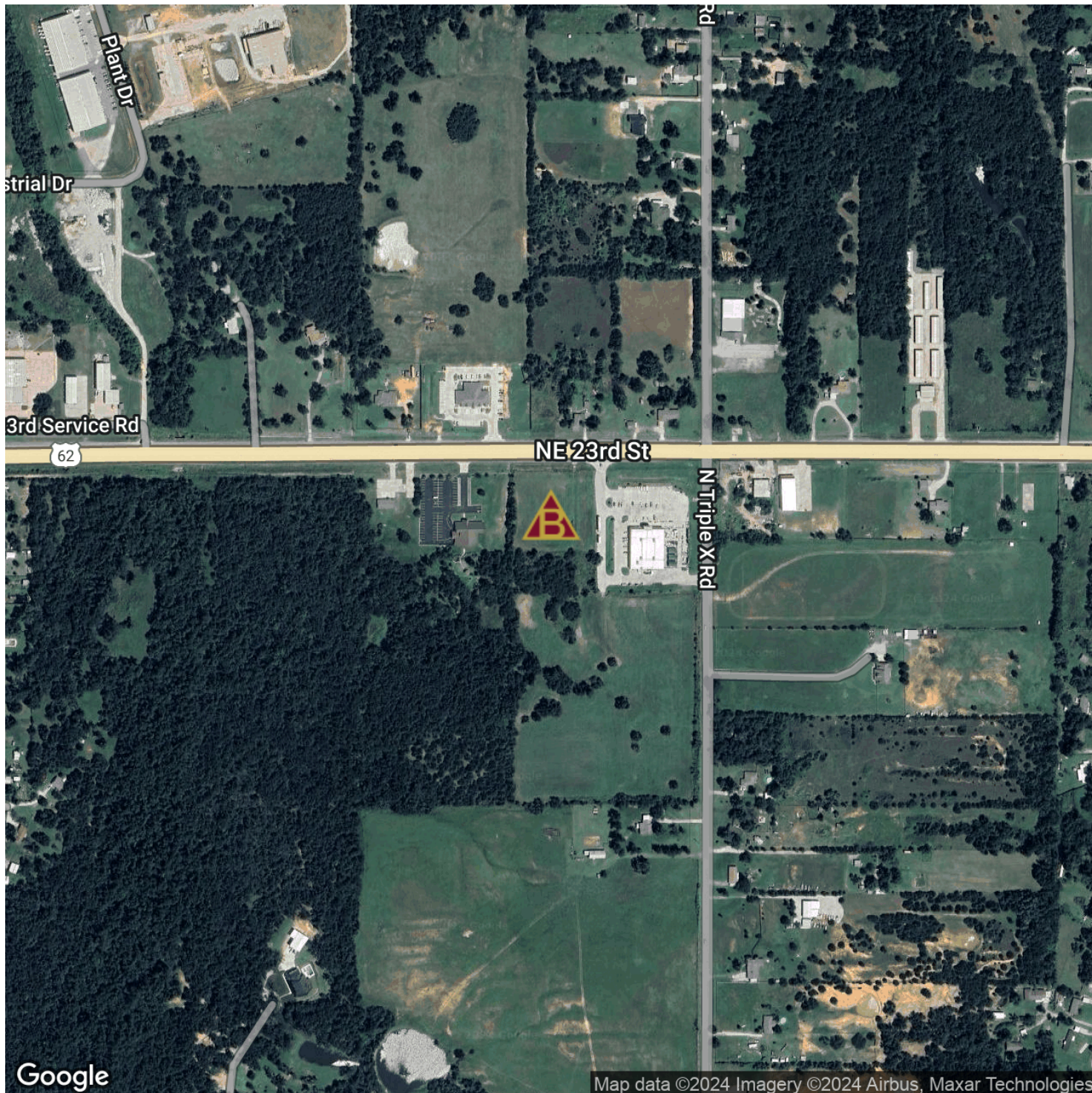
GREG BANTA

405.840.1600

GREG@BANTAPROPERTYGROUP.COM

# 16900 NE 23RD

16900 NE 23RD, CHOCTAW, OK 73020



GREG BANTA

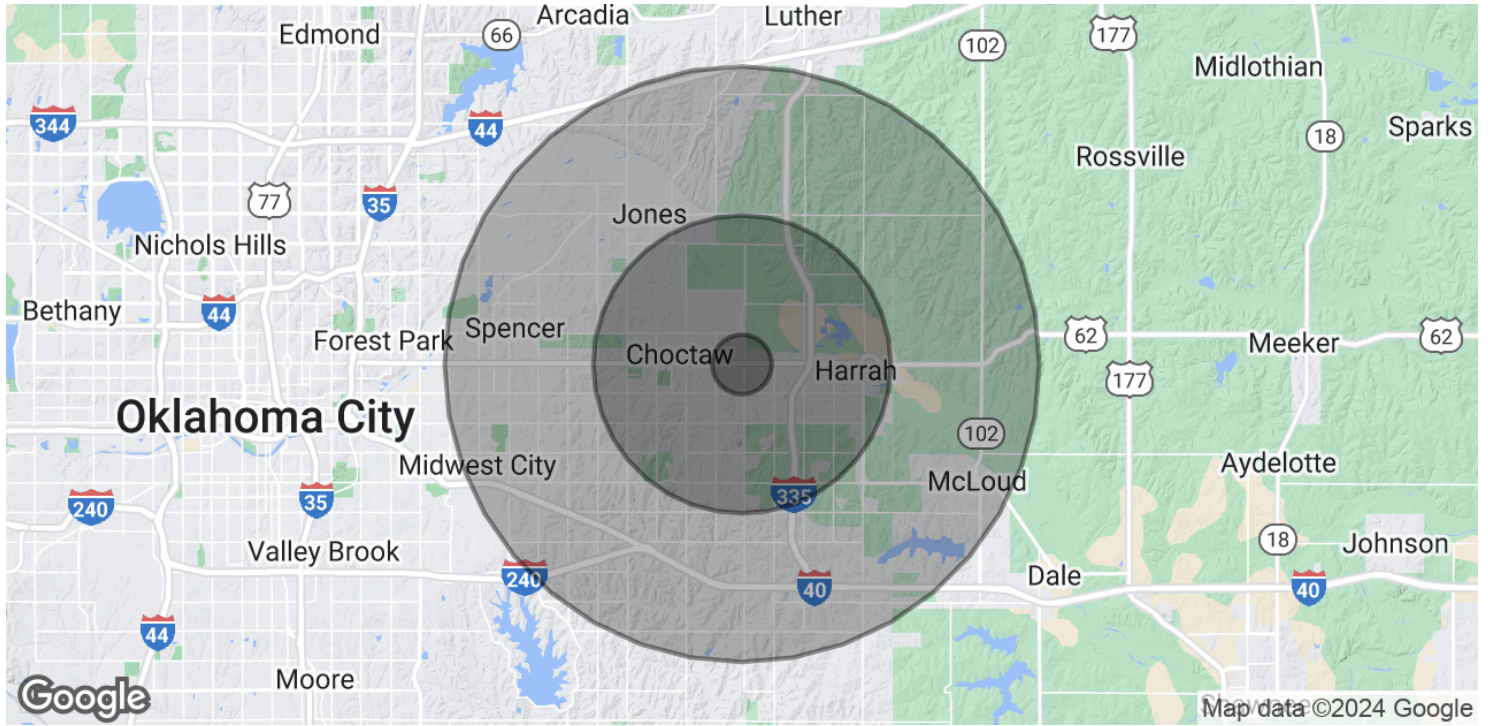
405.840.1600

GREG@BANTAPROPERTYGROUP.COM



# 16900 NE 23RD

16900 NE 23RD, CHOCTAW, OK 73020



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,105	21,605	75,313
Average Age	36.4	39.3	40.3
Average Age (Male)	29.5	36.6	39.2
Average Age (Female)	43.2	41.9	41.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	405	7,939	28,325
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$64,352	\$67,471	\$64,809
Average House Value		\$129,759	\$123,877

\* Demographic data derived from 2020 ACS - US Census