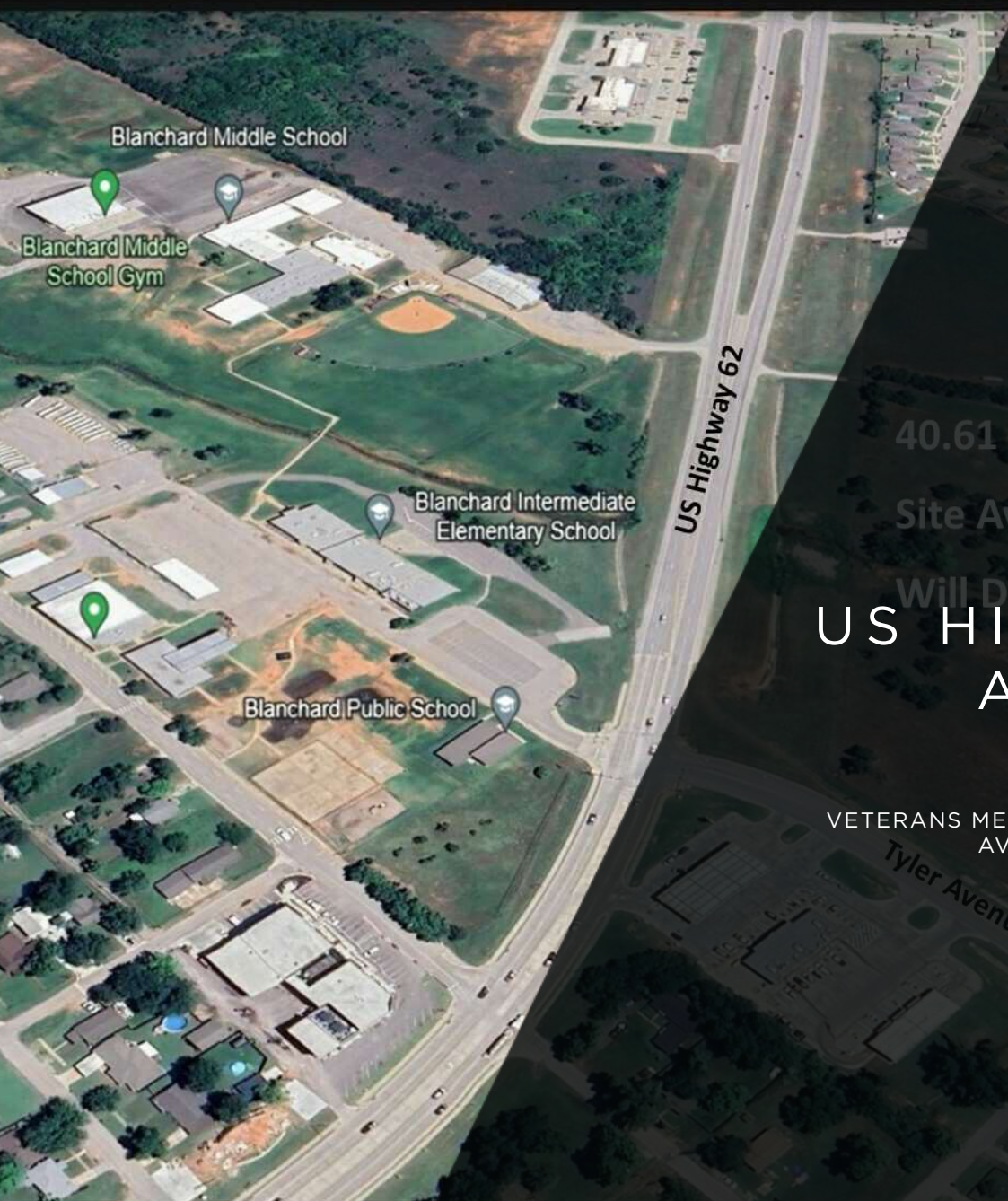


FOR SALE



40.61 Acre

Site Available

Will Divide

US HIGHWAY 62 AND TYLER AVENUE

VETERANS MEMORIAL HIGHWAY AND TYLER
AVENUE, BLANCHARD, OK 73010



BANTA

Property Group

BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

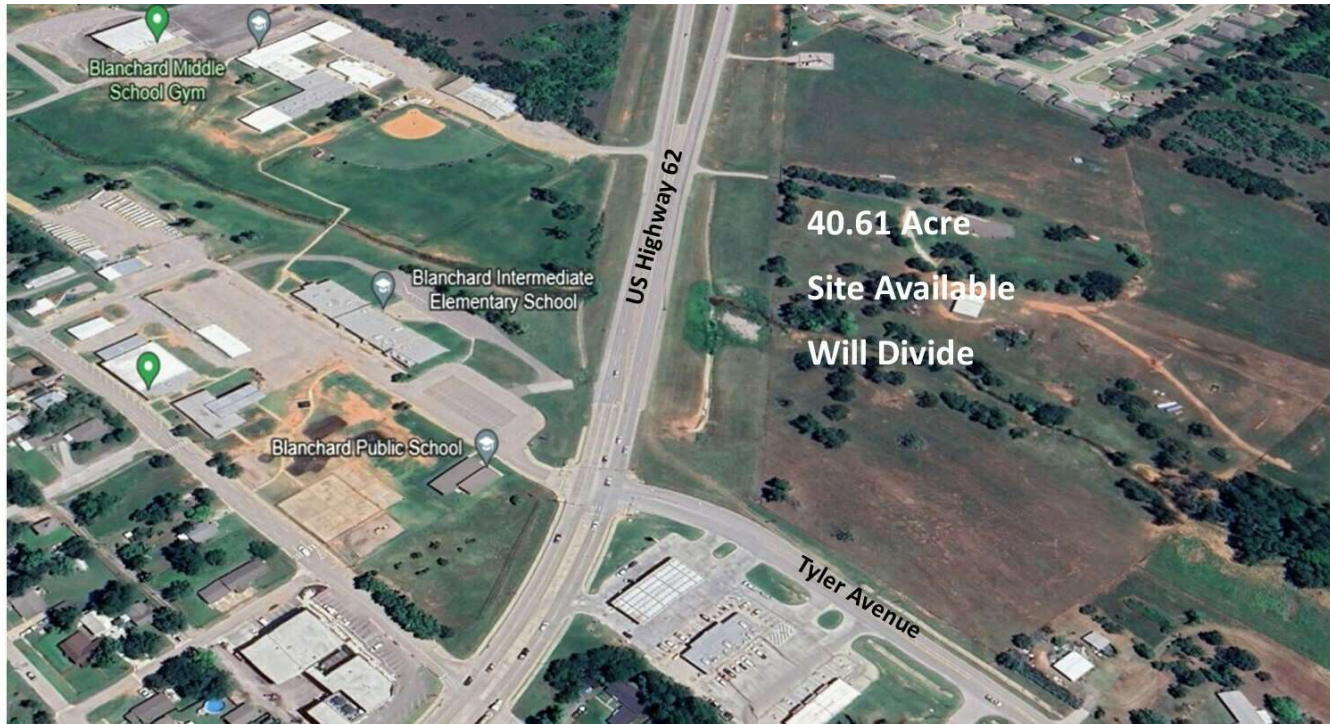
GREG BANTA

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

US HIGHWAY 62 AND TYLER AVENUE

VETERANS MEMORIAL HIGHWAY AND TYLER AVENUE, BLANCHARD, OK 73010



OFFERING SUMMARY

Sale Price:	\$4,750,000
Lot Size:	40.61 Acres
Price / Acre:	\$116,966

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.

The property fronts US 62 as well as Tyler and has commercial potential.

PROPERTY HIGHLIGHTS

- Located across from Blanchard Intermediate and Elementary School
- Potential for QSR, Retail, Office, Convenience Store or Hotel.
- Commercial potential.
- Owner will consider dividing
- Area in flood plain not included in calculations

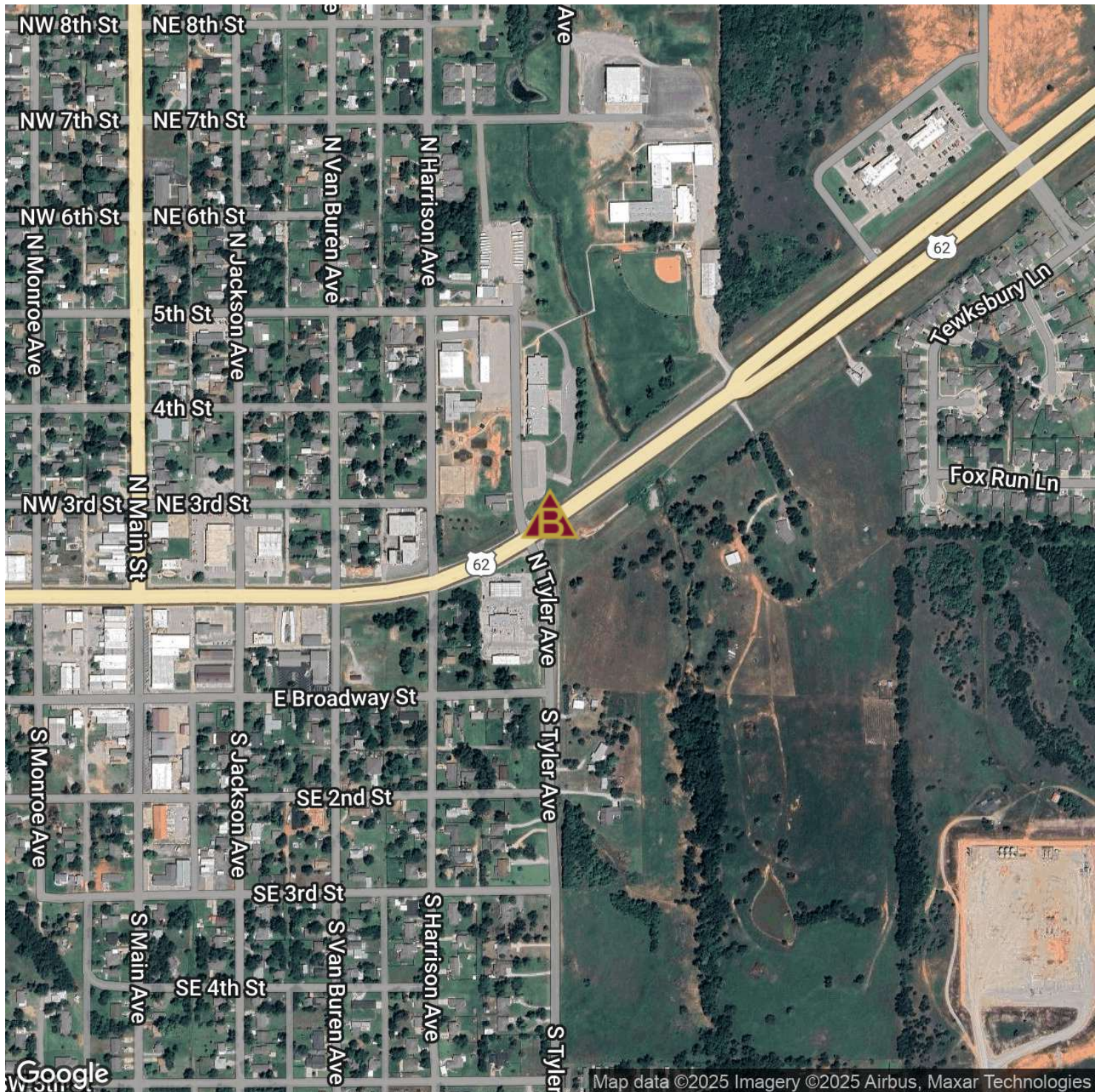
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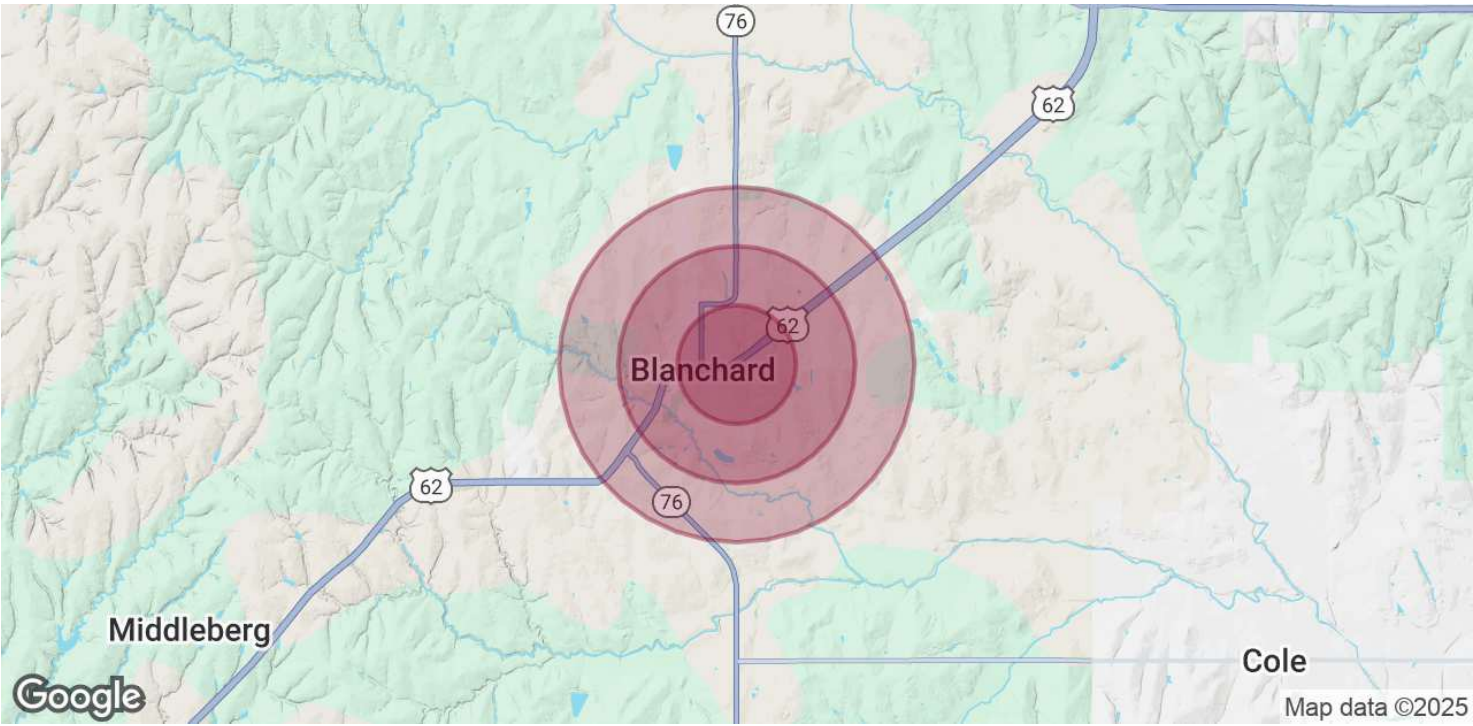
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US HIGHWAY 62 AND TYLER AVENUE

VETERANS MEMORIAL HIGHWAY AND TYLER AVENUE, BLANCHARD, OK 73010



POPULATION	0.5 MILES	1 MILE	1.5 MILES
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

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
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

2020 American Community Survey (ACS)