

**6.59 AC (MOL) NE CORNER Kickapoo
Turnpike and E Reno Ave
18613 and 18645 E Reno Ave
Choctaw OK. 73020**

Jerry Hocker
AND ASSOCIATES
Commercial / Industrial Brokerage

**HOCKER &
ASSOCIATES**



FOR SALE

- COMMERCIAL DEVELOPMENT SITE**
- HARD CORNER NE CORNER OF
KICKAPOO TURNPIKE AND E RENO AVE**
- The Oklahoma Turnpike Authority says it plans to
break ground on the East-West Connector Turn-
pike that will connect with the Kickapoo Turnpike,
construction to begin on the new connector in
spring 2026**

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THE PROPERTY

**6.59 Acres (mol) NE Corner of Kickapoo Turnpike
and E Reno Ave**

Harrah Ok. 73020



SALE PRICE - \$1,400,000.00



- **Land Size: 6.59 acres**
- **Oklahoma County**
- **Harrah OK City Limits**
- **Harrah OK School System**
- **Choctaw OK Mailing Address**
- **Both Parcels must be sold together**

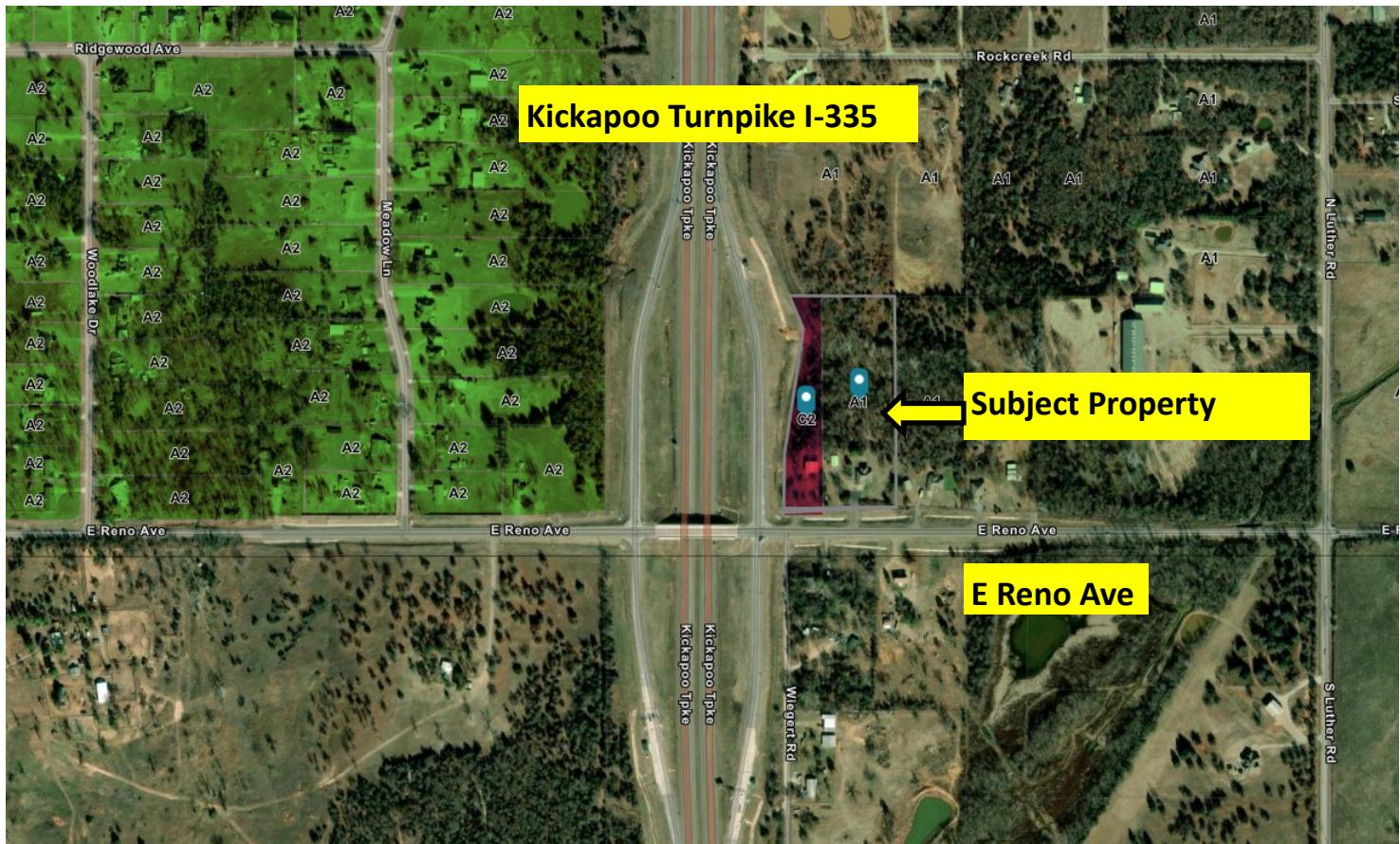
- **6.59 Acres hard corner**
- **Parcel A zoned C-2 Parcel B zoned A-1**
- **810 feet of frontage (MOL) on Kickapoo Turnpike**
- **470 feet of frontage on East Reno Ave**
- **Kickapoo Turnpike has an interchange (on and off ramps) at Reno Avenue.**
- **The Oklahoma Turnpike Authority says it plans to break ground on the East-West Connector Turnpike that will connect with the Kickapoo Turnpike, construction to begin on the new connector in spring 2026**

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Zoning Information 18613 & 18645 E Reno Ave



12-216: A-1 GENERAL AGRICULTURAL DISTRICT, GENERAL DESCRIPTION:

This district is intended to provide an area primarily for either agriculture endeavors involving five (5) or more acres under one ownership or the extraction of the various products such as oil, minerals, rock and gravel from the earth. The rural nature and low density of the population in this district requires that uses essential to agriculture, mining, quarrying and extraction have a reasonable setback of buildings from streets and highways. It is the purpose of this district to encourage and protect such uses from urbanization until such use is warranted and the appropriate change in the district classification is made (1986 Code)

12-290: C-2 GENERAL COMMERCIAL DISTRICT, GENERAL DESCRIPTION:

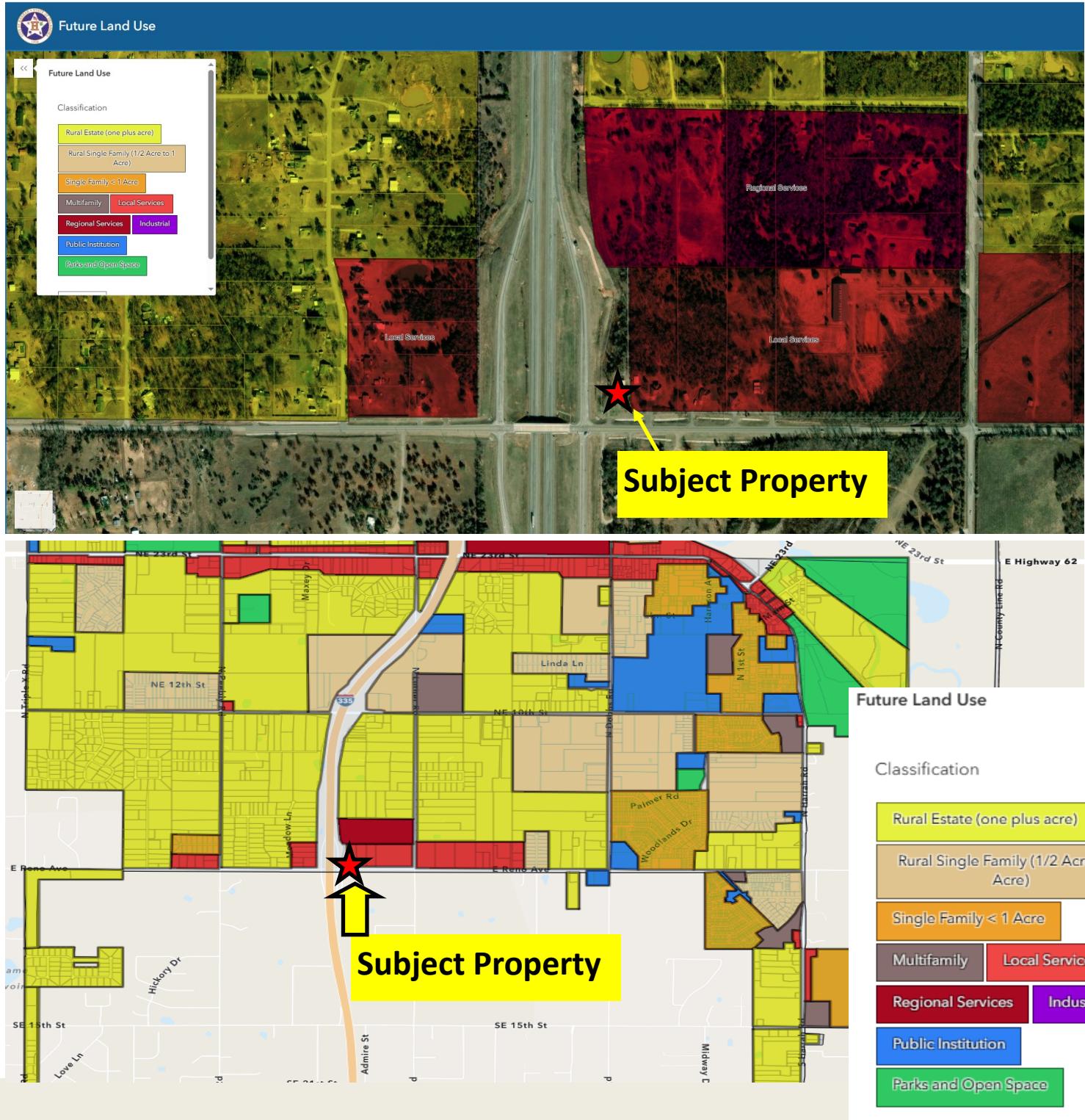
This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery if retail goods (1986 Code)

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Future Land Use Map Harrah OK 73020

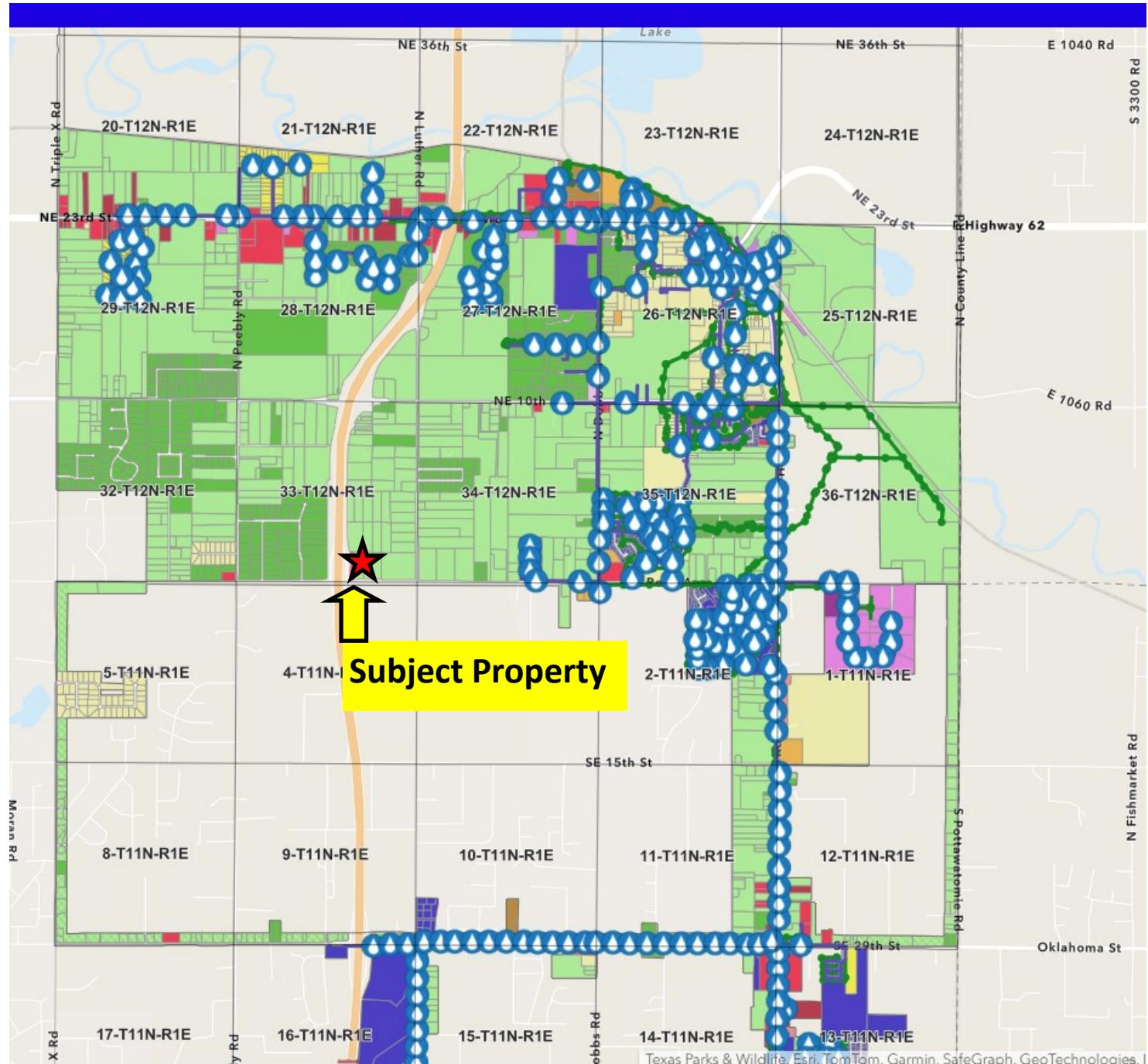


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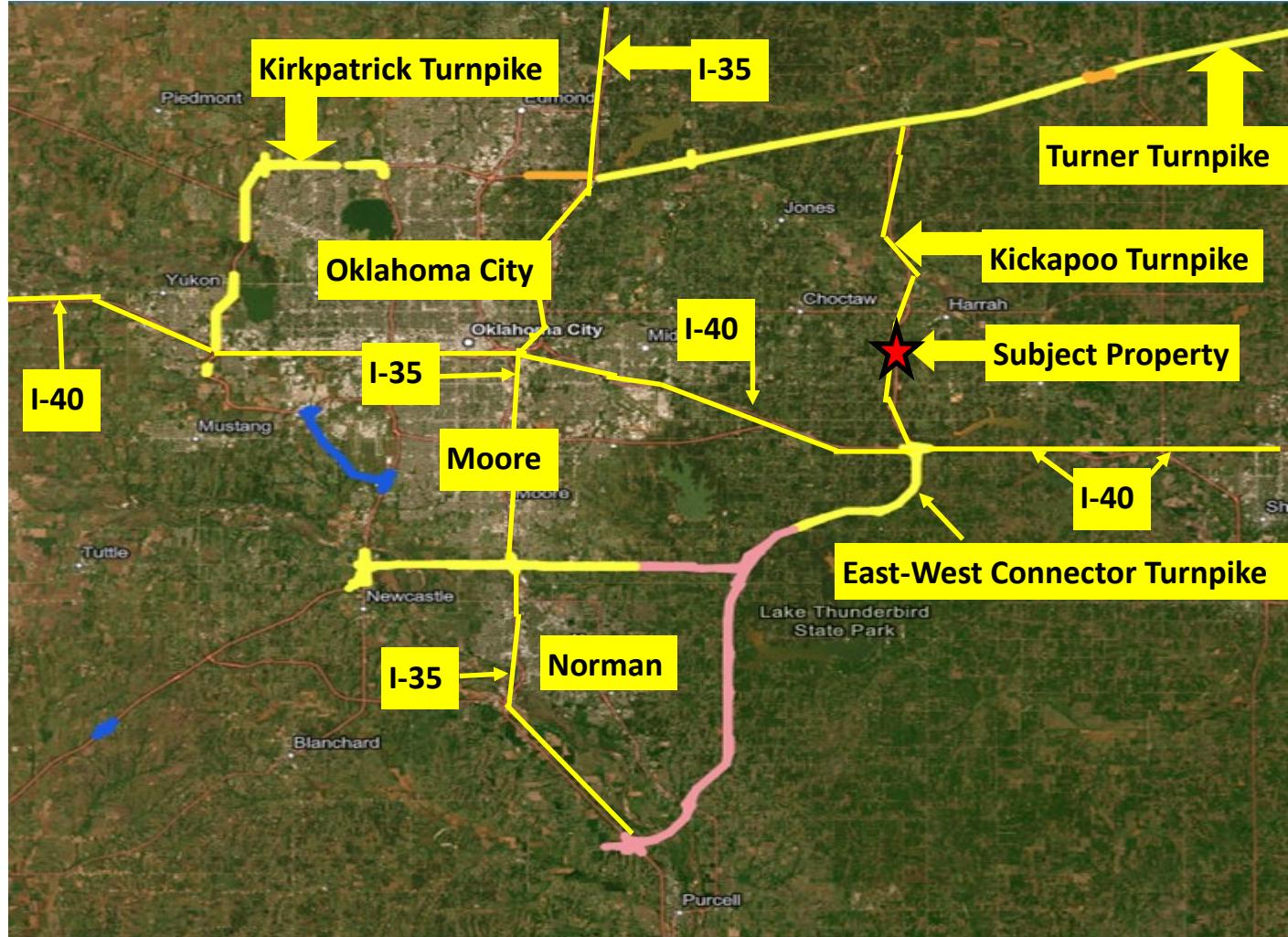
Water and Sewer Map Harrah OK.



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New East West Connector Turnpike Map

- Active Construction
- Active Design
- Completed
- Future
- Future (Under Revision)

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Harrah, Oklahoma is the No. 1 Hidden Gem in America

As reported by CNBC, Opendoor released a list of ZIP codes across the United States that they classify as “hidden gems”, with Harrah being ranked No. 1.

The City of Harrah is located in Oklahoma County, and is a part of the Oklahoma City MSA. Located approximately 25 miles east of downtown Oklahoma City, the City of Harrah is a desirable community for families and individuals working in the surrounding area of Tinker Airforce Base.

An excellent school system and new business opportunities contribute to the overall quality of life in the City of Harrah.

The overall cost of doing business and cost of living in the City of Harrah is considerably lower than the national average.

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Demographics for Harrah OK

Key Demographics:

- **Population:** Approximately 6,400 residents.
- **Race/Ethnicity:**
- White: 75-84%
- Black/African American: 1-2%
- Native American: 7-10%
- Asian: 0.7-2%
- Hispanic/Latino: 4-10%
-
- **Median Age:** 38.5 years.
- **Gender:** Roughly 52% female, 48% male.
- **Median Household Income:** \$68,661 - \$75,000.
- **Median Family Income:** \$76,725

<https://datausa.io/profile/geo/harrahs-ok>

Press Ctrl and hover mouse
over web address and right click

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For more information, please contact:

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.