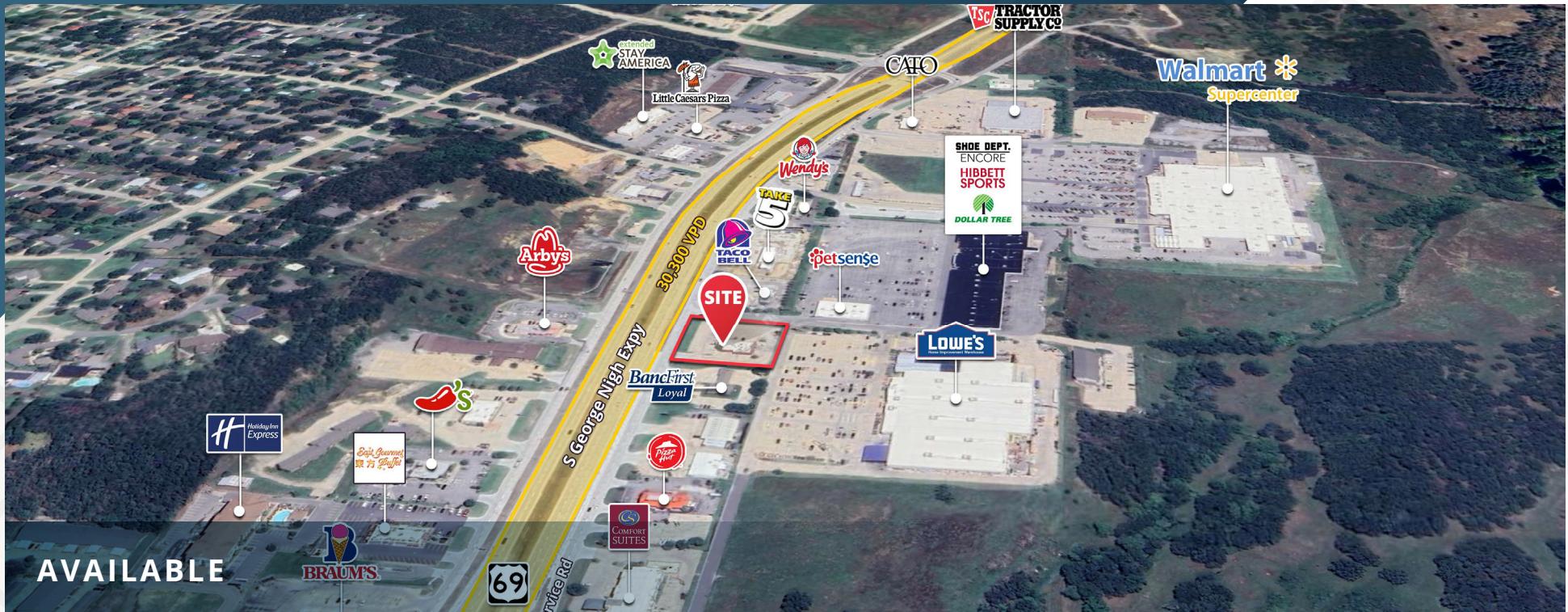


# Pad Site Available

600 S. George Nigh Service Rd | McAlester, OK 74501



± 0.5 AC  
Available

Contact  
Broker  
Pricing

## ABOUT THE PROPERTY

- Easy access to Interstate
- Excellent visibility along the US-69 Corridor
- Strong retail trade area
- High traffic counts
- Outparcel to Lowe's and Walmart

## JOIN THESE RETAILERS



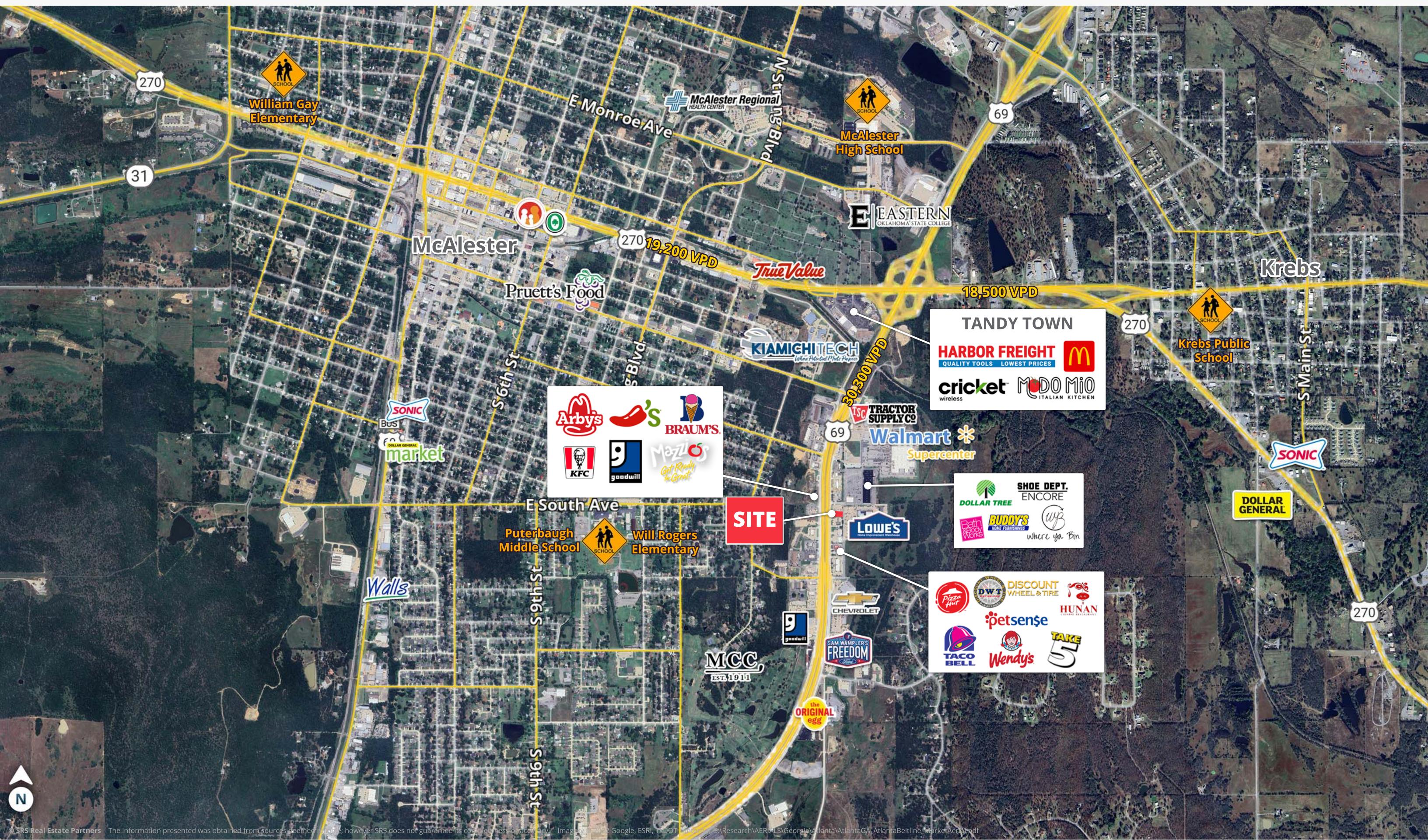
## TRAFFIC COUNTS

US 69  
US 270

30,300 VPD  
19,200 VPD

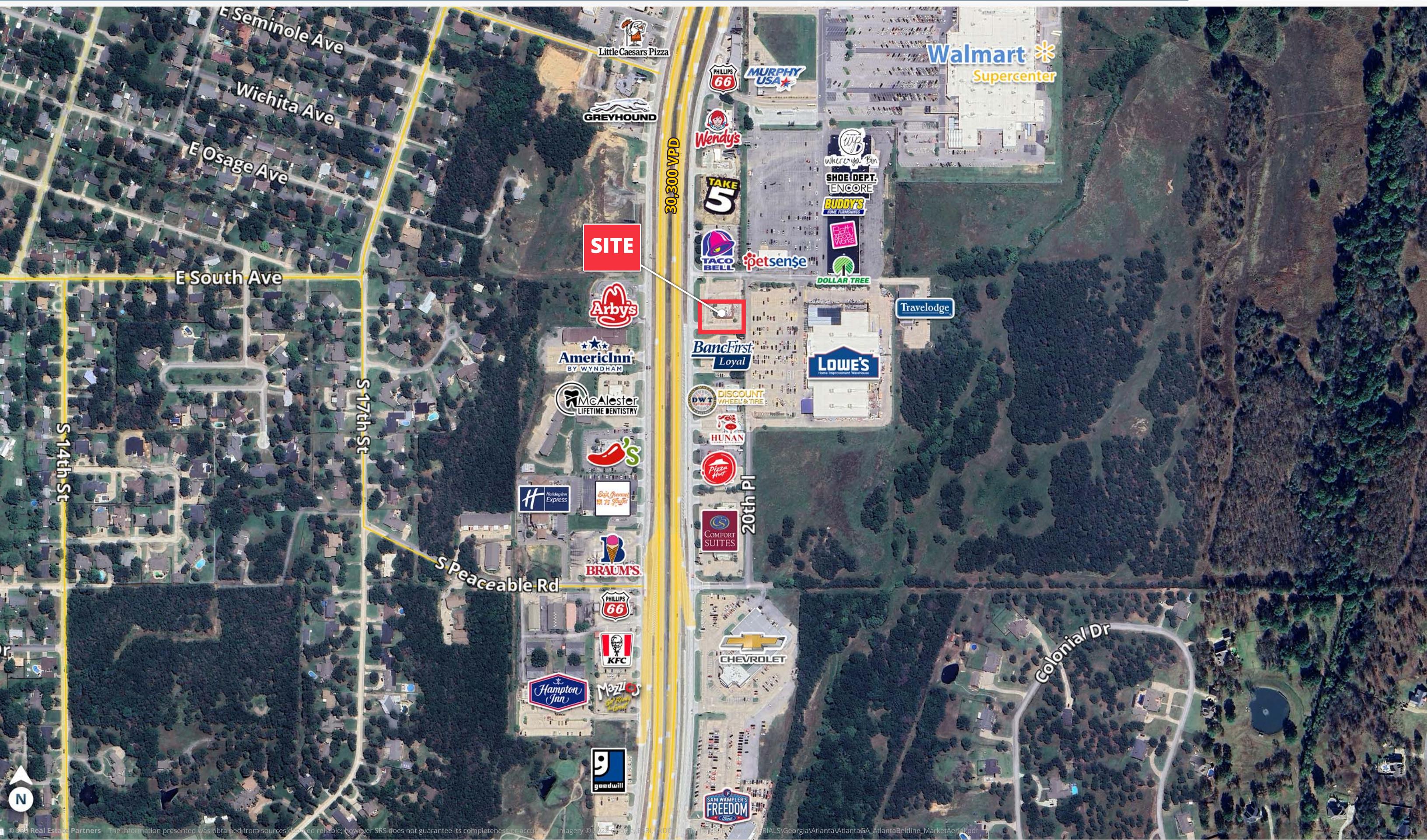
# Trade Aerial

600 S. George Nigh Service Rd | McAlester, OK 74501



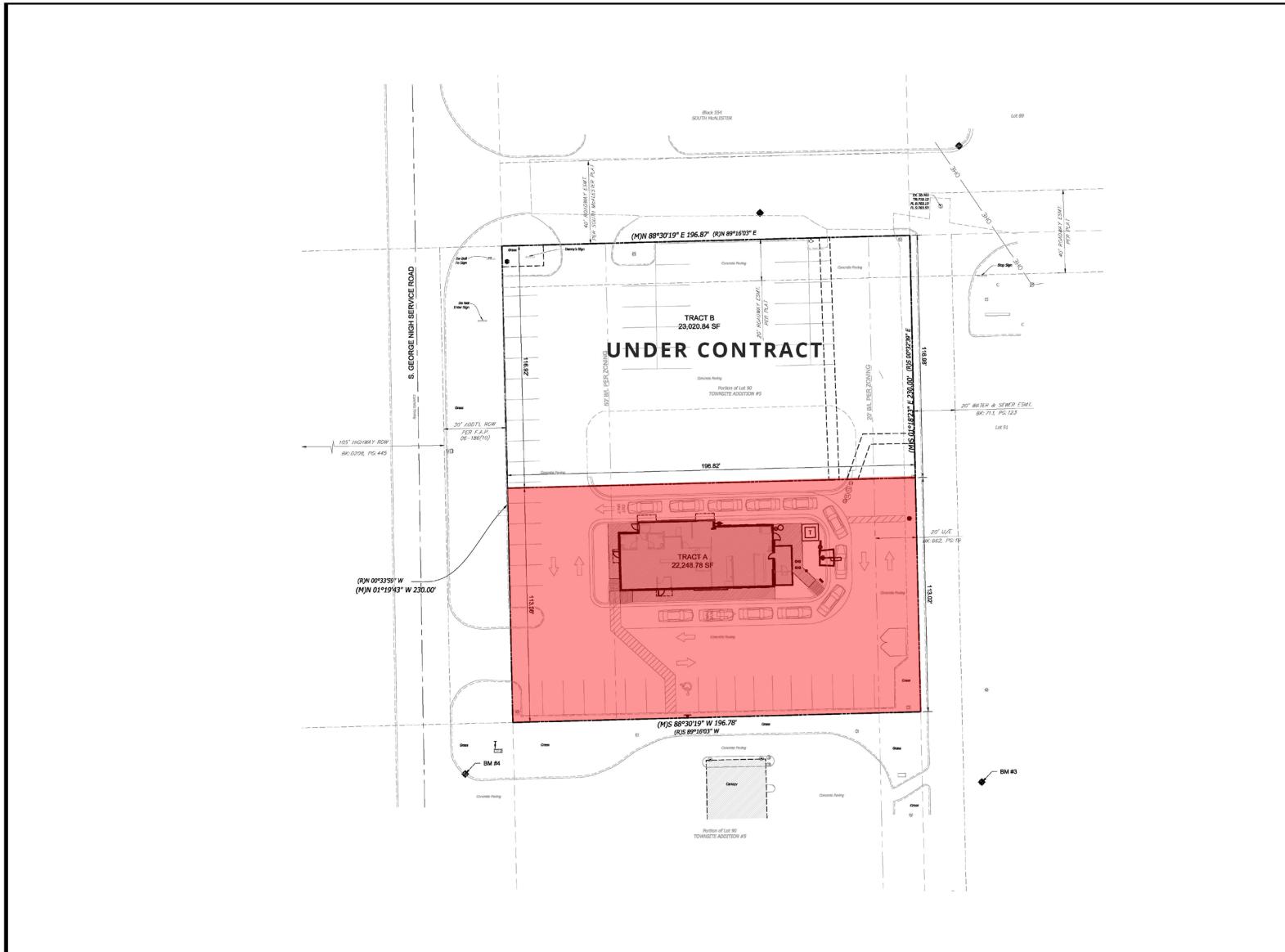
# Site Aerial

600 S. George Nigh Service Rd | McAlester, OK 74501



# Site Plan

**600 S. George Nigh Service Rd | McAlester, OK 74501**

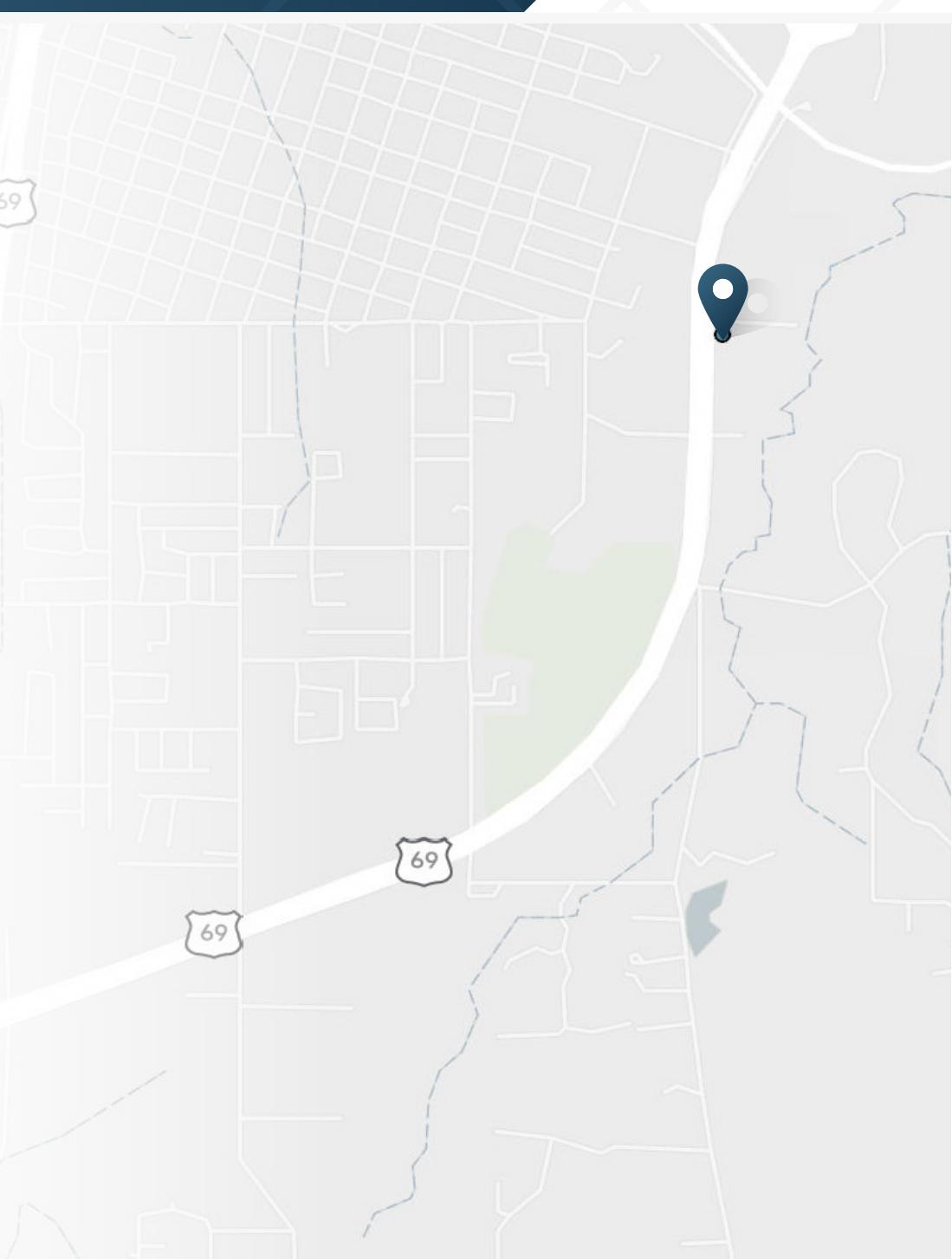


## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	2,686	18,299	22,650
2029 Projected Population	2,667	18,023	22,364
Proj. Annual Growth 2024 to 2029	-0.14%	-0.30%	-0.25%
Daytime Population			
2024 Daytime Population	3,906	24,075	27,299
Workers	2,605	13,884	15,552
Residents	1,301	10,191	11,747
Income			
2024 Est. Average Household Income	\$88,180	\$68,954	\$70,342
2024 Est. Median Household Income	\$54,773	\$50,343	\$51,180
Households & Growth			
2024 Estimated Households	1,096	7,544	8,756
2029 Estimated Households	1,085	7,448	8,660
Proj. Annual Growth 2024 to 2029	-0.20%	-0.26%	-0.22%
Race & Ethnicity			
2024 Est. White	62%	63%	63%
2024 Est. Black or African American	5%	4%	5%
2024 Est. Asian or Pacific Islander	2%	1%	1%
2024 Est. American Indian or Native Alaskan	12%	14%	14%
2024 Est. Other Races	19%	18%	17%
2024 Est. Hispanic (Any Race)	8%	8%	8%

➤ **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.**

## **TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## **A license holder can represent a party in a real estate transaction.**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner or buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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