



CATOOSA SITE

# 19603 E Admiral

Land For Sale

Asking Price: \$648,042

.87 Acre Site

Catoosa, Oklahoma

# Site Overview



## .87 Acres

Fast Food | Restaurant | Fast Casual | Retail

Zoning: CH Commercial

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This .87-acre site is situated near the corner of Highway 44 and N 193<sup>rd</sup> Avenue in Catoosa, Oklahoma. With this parcel being surrounded by high-activity uses, in addition to visibility from Highway 44, it is ideal for fast food, restaurant, fast casual, or retail. This is one of the last available parcels in this retail hub that includes Hard Rock Hotel & Casino, Scooter's Coffee, Sonic, Walmart, Petco, Ross, QT, and many others. It is zoned CH, Commercial which allows many uses that would be beneficial to the surrounding neighborhood. Utilities are available adjacent to the property for an easy tie-in.

# Site Aerial



# Demographics

## Area Profile



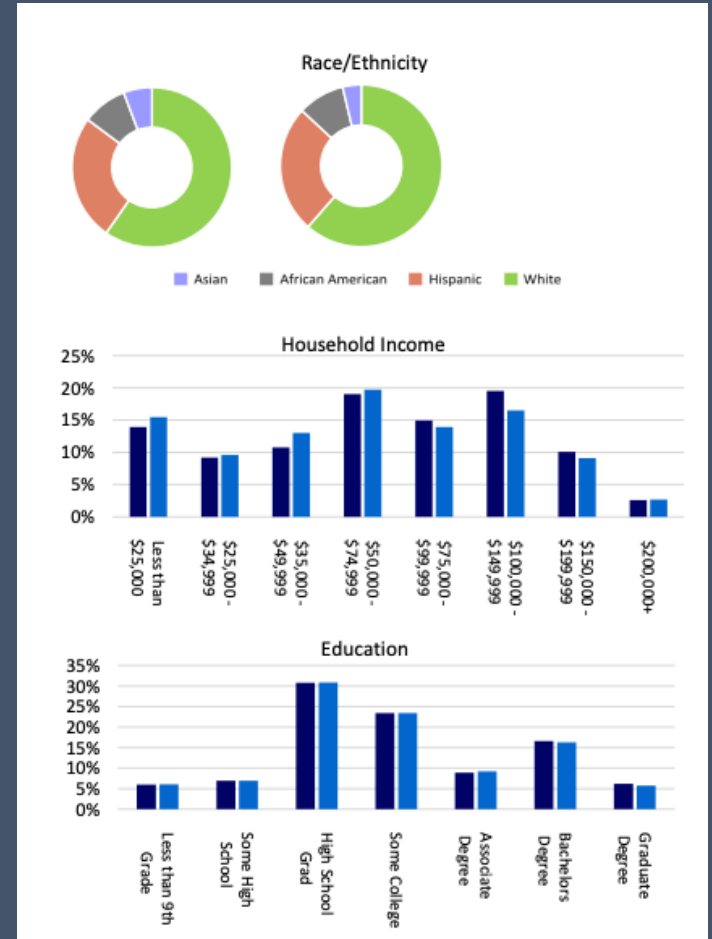
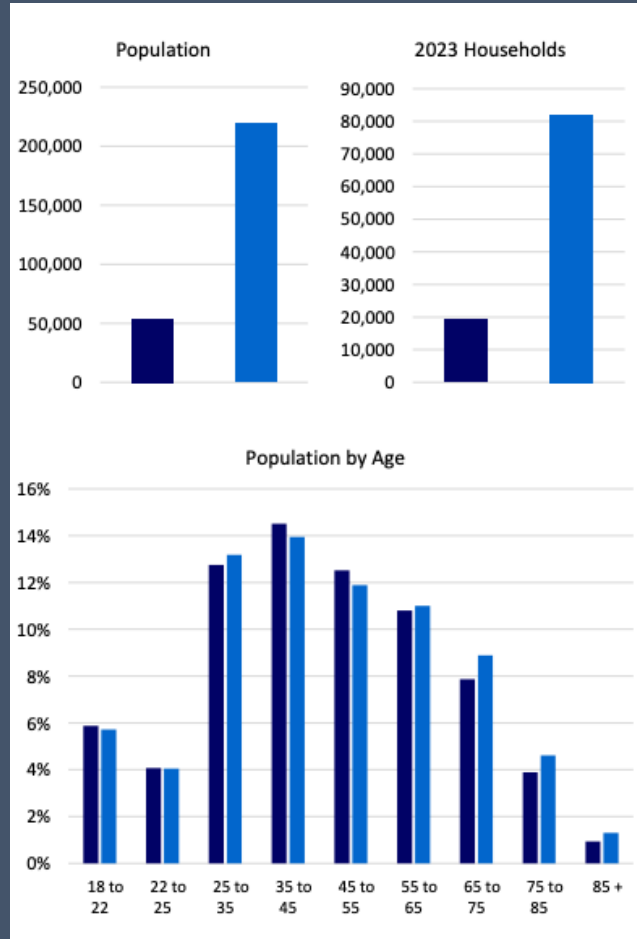
Population (5 Mi)  
**53,930**



Average Household Income  
**\$88,659**



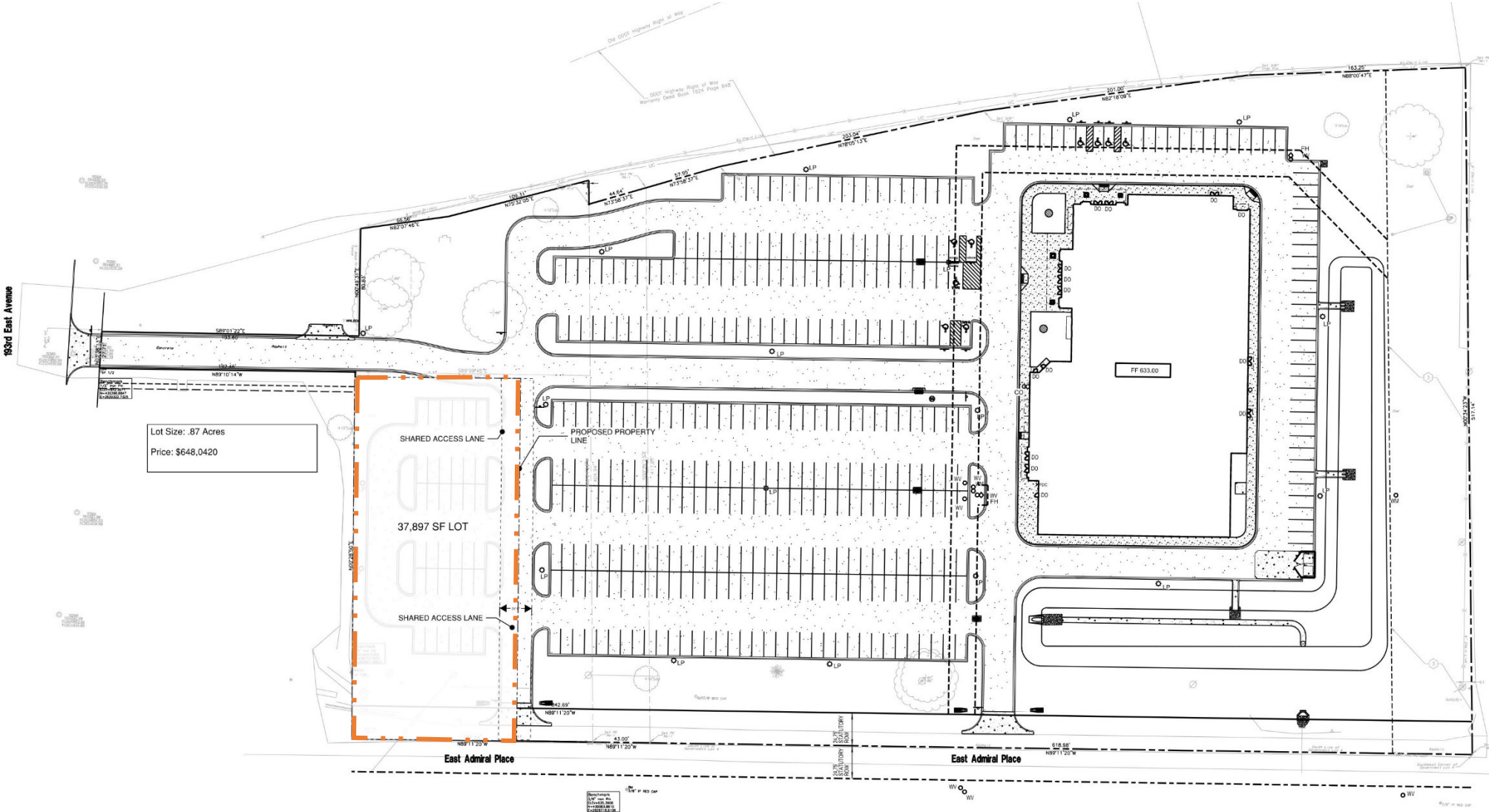
Average Age  
**36.4**



### Legend

- 5 Mile Radius
- 20 Minute Drive Time

# Site Concept 1





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# Looking for more info?

To request additional information on this property, or to submit an offer, [click here](#).