

3.20 ACRES

2000 FREDERICK RD CLAREMORE, OK 74019



## PROPERTY DESCRIPTION

3.20 AC next door to Lowes in Claremore, OK. The site is fully platted, ready to build on and level. All city utilities are to the site with the zoning being conducive for a wide variety of commercial uses including Hotel, Multifamily, Retail & Office. The City of Claremore has just taken approx. 30,000 SF of ROW for road improvement projects around the subject property (see the map below).

Claremore has experienced steady economic growth, with its population increasing by approx. 5.16% since 2020, reaching 20,638 in 2024. The City hosts major employers such as Baker Hughes, contributing to a diversified economy that includes manufacturing and healthcare sectors. To accommodate the growth, Claremore has invested in infrastructure improvements, including transportation and utility projects, enhancing the city's appeal for business and residents. The Claremore Industrial and Economic Development Authority actively support business recruitment and expansion. Additionally, the city has seen a surge in housing development to meet the needs of its growing population, further stimulating the local economy.

## PROPERTY HIGHLIGHTS

### CHANDLER MOREAU

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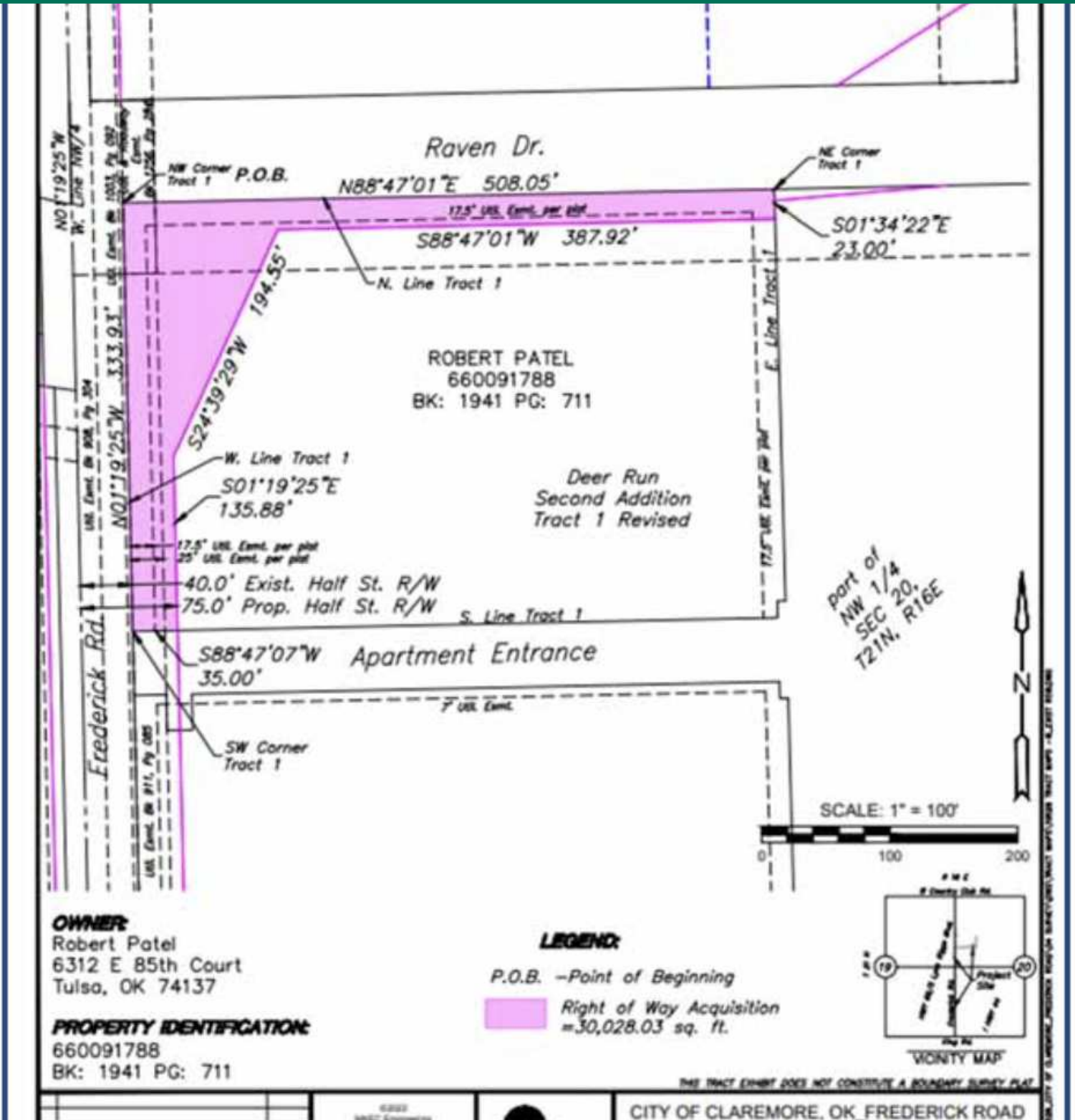
## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,100,000
<b>Sale Price / SF</b>	\$7.88 / SF
<b>Sale Price / AC</b>	\$343,253 / AC
<b>Lot Size:</b>	3.20 AC
<b>Lot SF</b>	139,420 SF
<b>Utilities:</b>	Sewer, Water, Electric
<b>Fully Patted:</b>	Yes
<b>Zoning:</b>	Regional Commercial (RC)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	294	687	1,426
<b>Total Population</b>	724	1,704	3,677
<b>Average HH Income</b>	\$72,294	\$72,368	\$76,331

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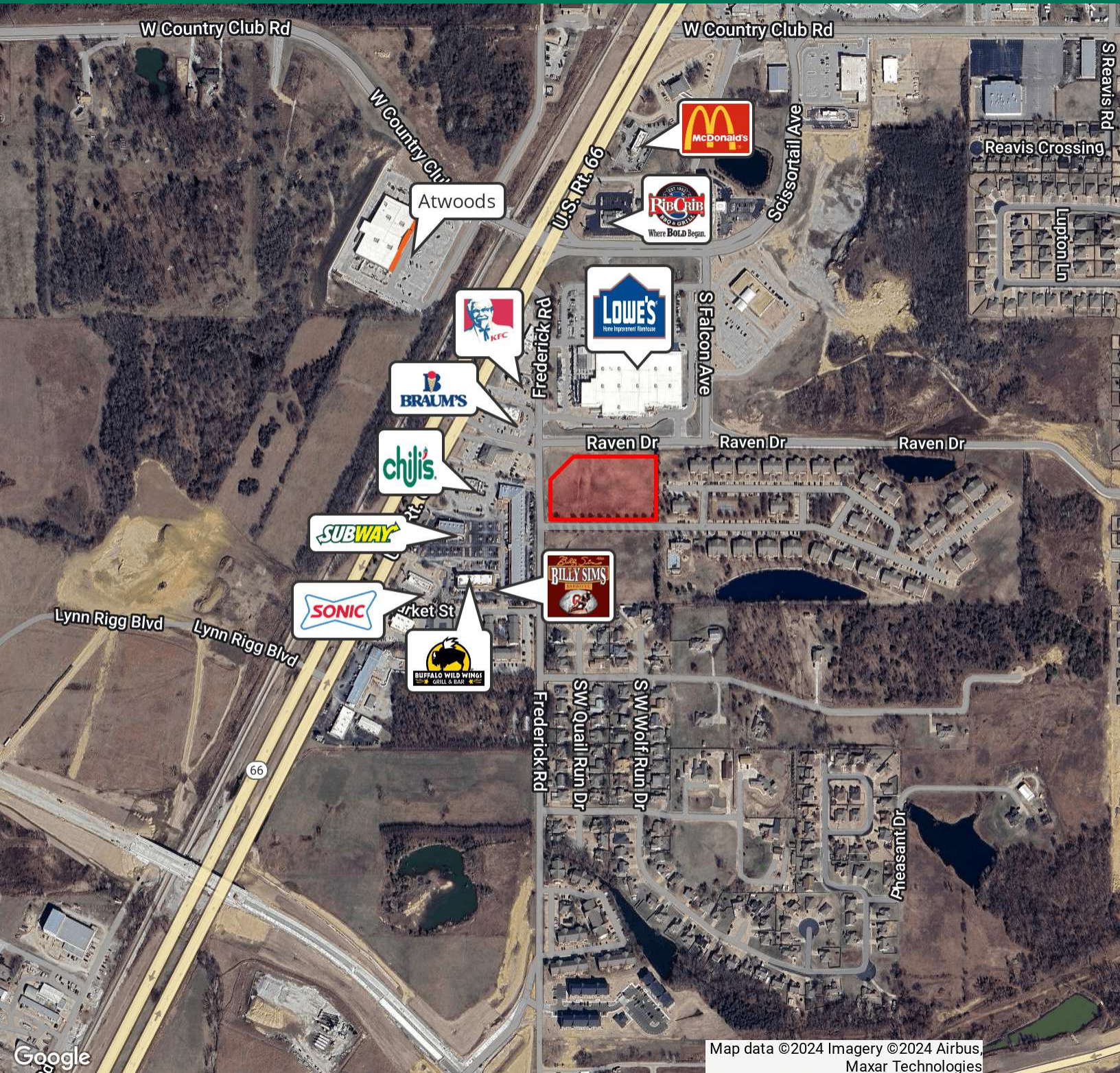


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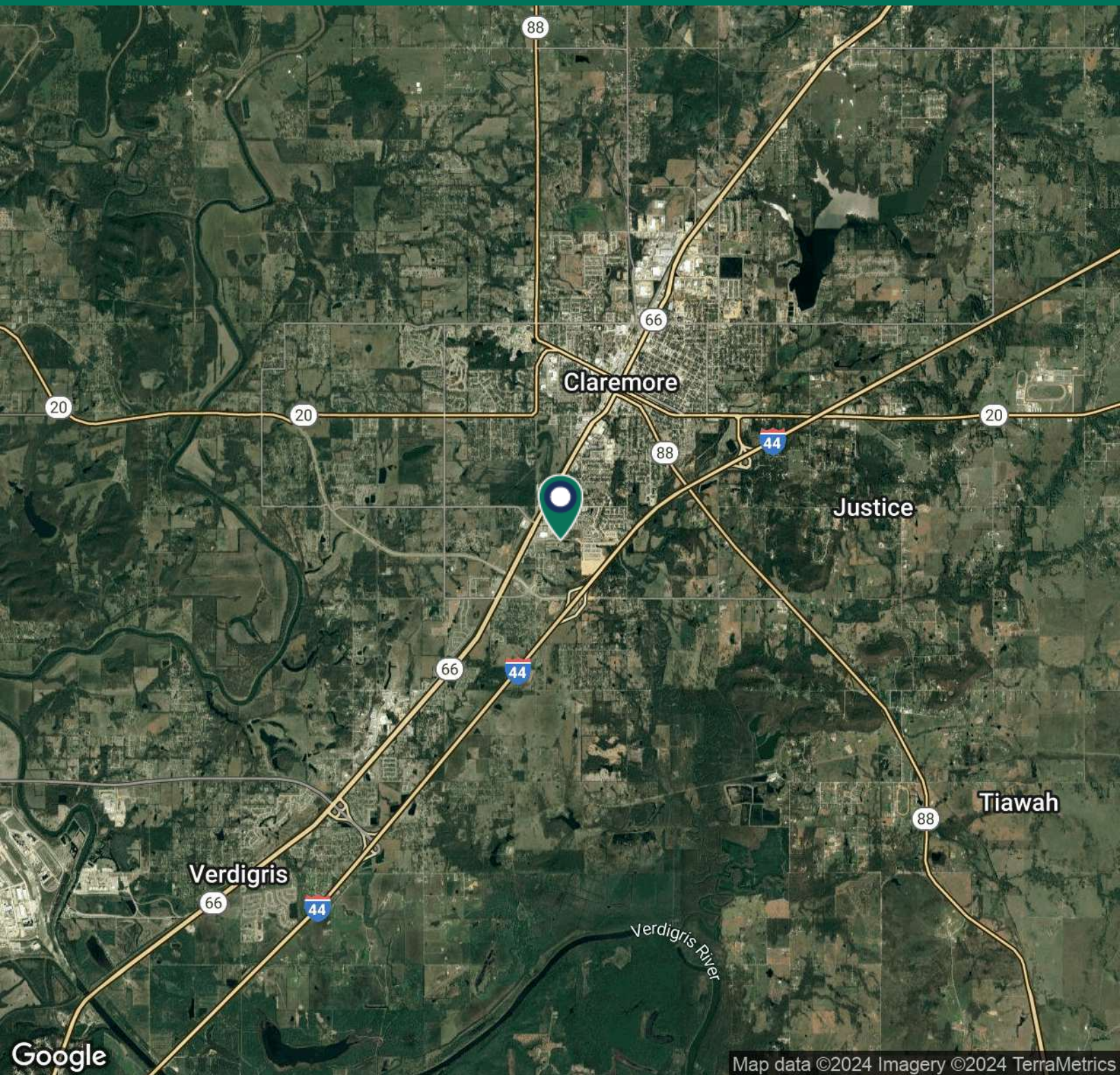
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