



OFFERING SUMMARY

LOCATION OVERVIEW

PROPERTY HIGHLIGHTS

Sale Price: \$250,000

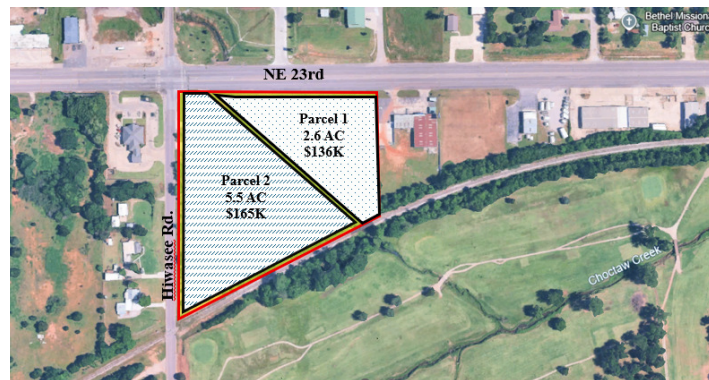
Lot Size: 8.06 Acres

Zoning: Regional Commercial (C-R)

Traffic Count: 13,400 (16)
ACOG
NE 23rd

Price / SF: \$0.71

8.06 MOL Parcel of Land is located on the SE Corner of NE 23rd & Hiwasee Rd.



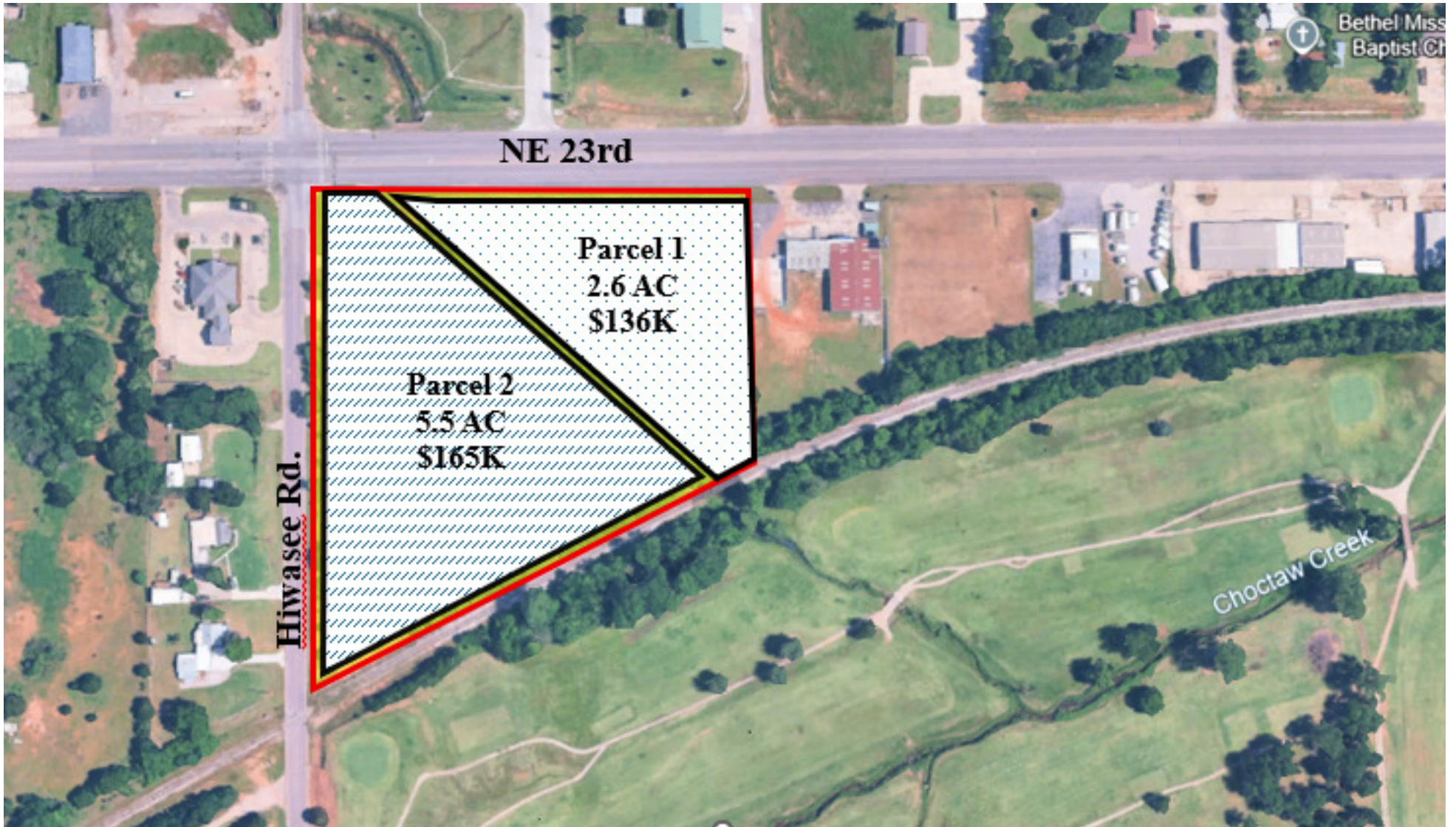
- May be Divided : Parcel 1 - 2.6 AC MOL \$136K or Parcel 2 - 5.5 AC MOL \$165K
- Corner Location
- State Highway Frontage
- 1 Mile East National Tenants include Walmart Supercenter, Starbucks, Subway & Braum's

DAVID LIDE

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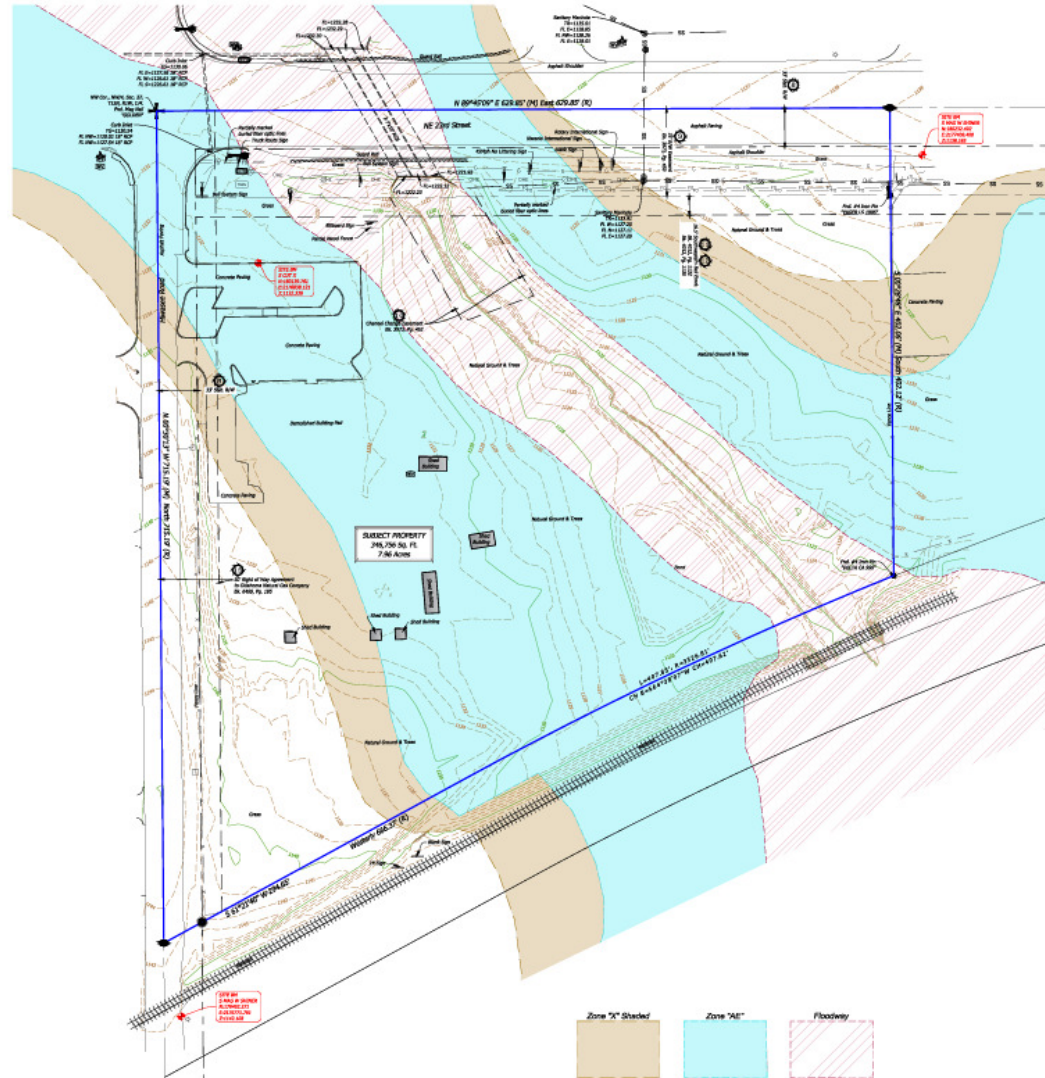
NE 23RD & HIWASSEE

SE CORNER OF NE 23RD (SH 62) & HIWASSEE RD, CHOCTAW, OK 73020



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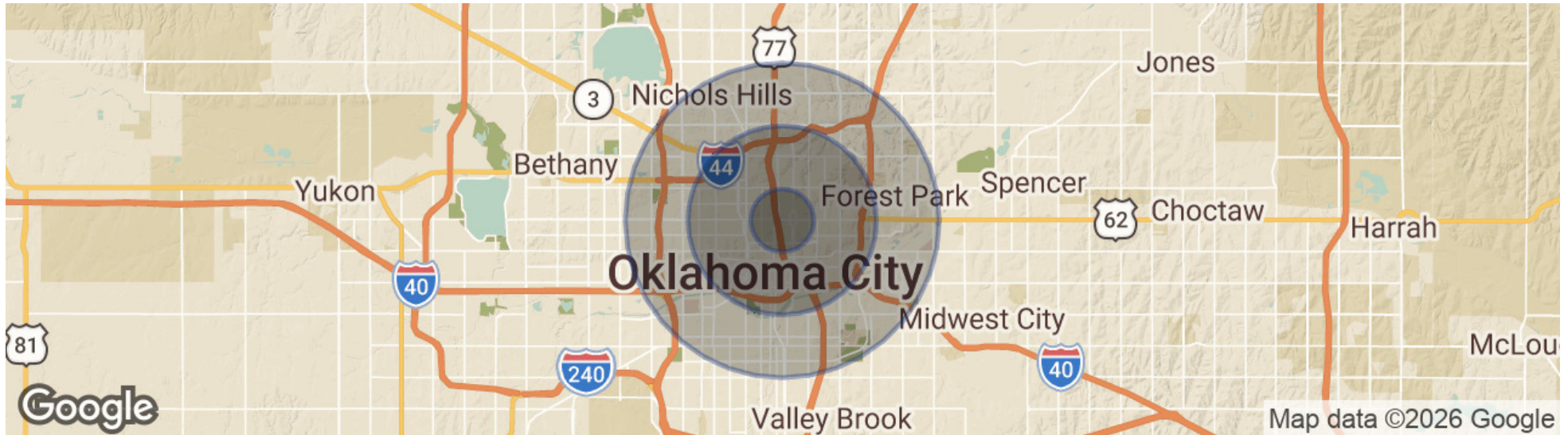


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,454	70,930	170,626
Average Age	33.3	35.5	35.5
Average Age (Male)	32.9	35.7	36.1
Average Age (Female)	33.8	35.4	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,934	33,004	73,912
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$91,391	\$83,365	\$81,076
Average House Value	\$392,008	\$246,608	\$226,674

2023 American Community Survey (ACS)

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