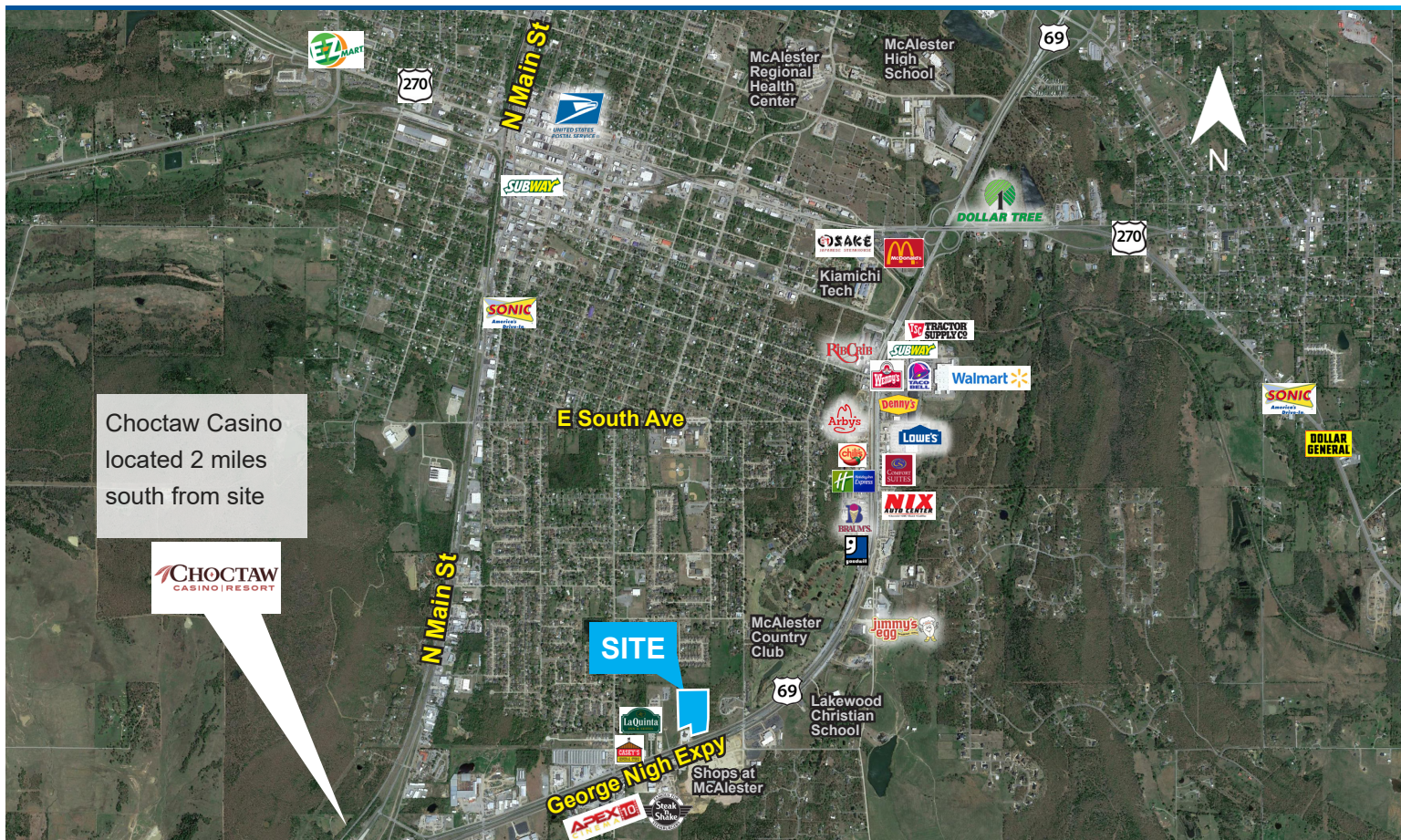


Land for Sale

McAlester Land Development

S George Nigh Expressway, McAlester, OK 74501

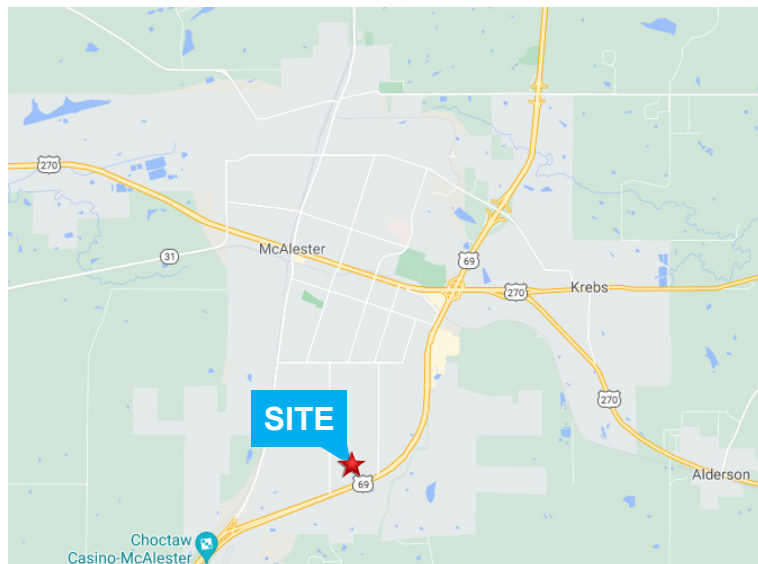
WIGGIN
PROPERTIES, LLC



Great new development opportunity positioned between Oklahoma City, Dallas, and Tulsa in a vastly growing community. Ideal location surrounded by retail and hospitality, this site lends itself to retail and service related development.

Property Features

- ±15.88 Acres (*divisible to ±0.98 acres*)
- Zoned CV (Commercial Vacant)
- Highway 69 Frontage
- Direct access to and from Highway 69
- Close proximity to Shops at McAlester and other primary retail shopping, restaurants, and McAlester Country Club
- Strong aeronautics industry presence
- Strong immediate household income
- All utilities adjacent to the site



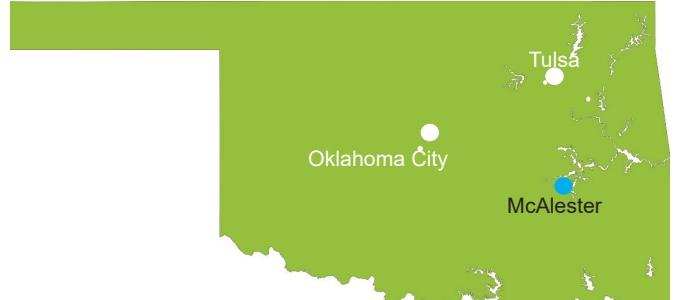
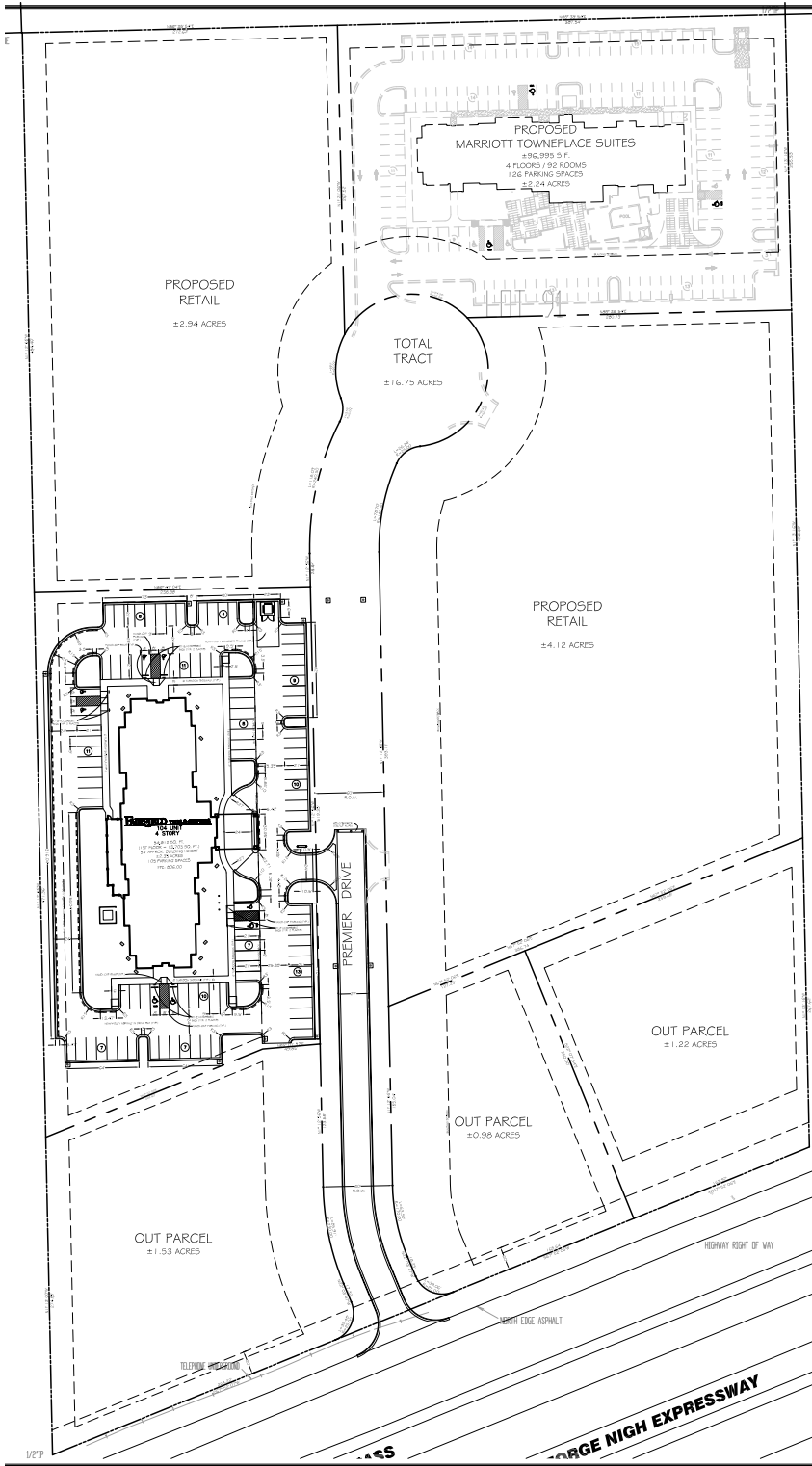
Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

shale@wiginprop.com | jwatchous@wiginprop.com | wiginprop.com

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McAlester Land Development

S George Nigh Expressway, McAlester, OK 74501



Traffic Counts

Street	Count
Highway 69	27,400 vpd
S Main St	10,500 vpd
Highway 270	18,100 vpd

Demographics

2024	1 Mile	3 Miles	5 Miles
Population	2,920	12,165	22,484
Average HH Income	\$115,500	81,617	\$79,172
Owner Occupied Units	910	3,031	5,347
Renter Occupied Units	204	2,104	3,326

Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

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