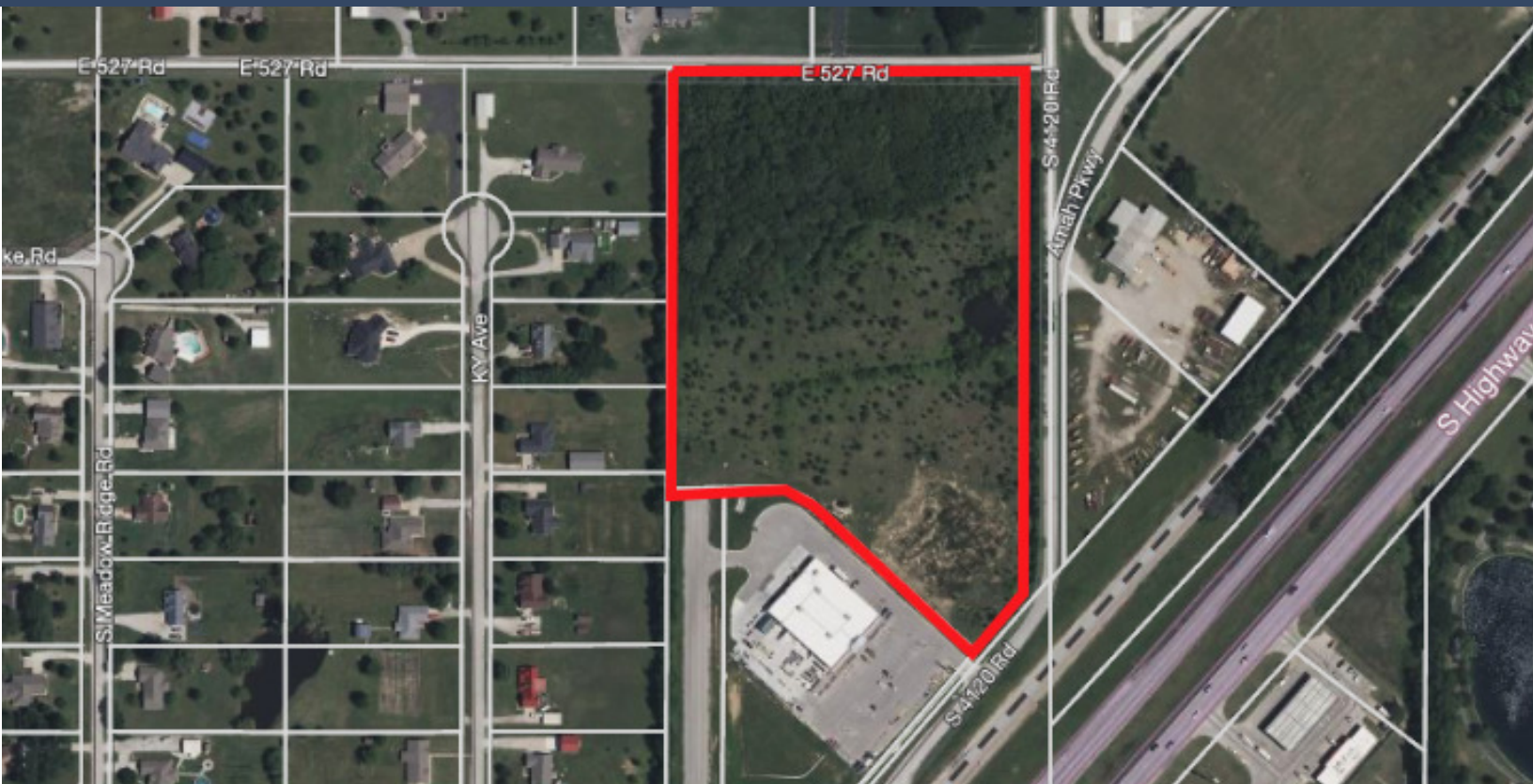






## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Positioned directly next to the newly developed Tractor Supply Co. in the growing Verdigris/Claremore corridor, this 11.64-acre tract offers exceptional visibility and connectivity for commercial development. Located just off Hwy 66 and OK-266, the property benefits from strong traffic counts of 17,000 VPD and easy access for both local residents and regional travelers. The site is fully platted, level, and development-ready with all utilities already to the property line. With road frontage on three sides and an existing street leading to the site, there is seamless potential to extend the road through the property for future expansion. A detention pond is already in place, reducing upfront site-prep costs for new construction. Surrounded by established rooftops, the area boasts over 9,000 residents within 3 miles and more than 22,000 within 5 miles, supported by strong average household incomes exceeding \$97,000. The property's preferred use is ideally suited for a grocery store or a full-service or quick-service restaurant, both of which would meet growing demand in this rapidly expanding community. This high-growth pocket of Rogers County offers a rare opportunity to secure a prime commercial site in one of the Tulsa metro's most active suburban markets.

### OFFERING SUMMARY

Sale Price:	\$999,000
Price / AC	\$86,000
Lot Size:	11.64 Acres
Zoning:	AG
Platted:	Fully Platted
Utilities:	Sewer, Water, Electric
Topography:	Level
Traffic Count:	17,000 VPD

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,311	7,971	37,663
Total Population	9,379	22,750	102,533
Average HH Income	\$97,776	\$103,929	\$104,616

### CHANDLER MOREAU

Owner / Managing Broker

O: 918.370.2877

chandler@moreaupropertyadvisors.com



## RETAILER MAP



**CHANDLER MOREAU**

Owner / Managing Broker

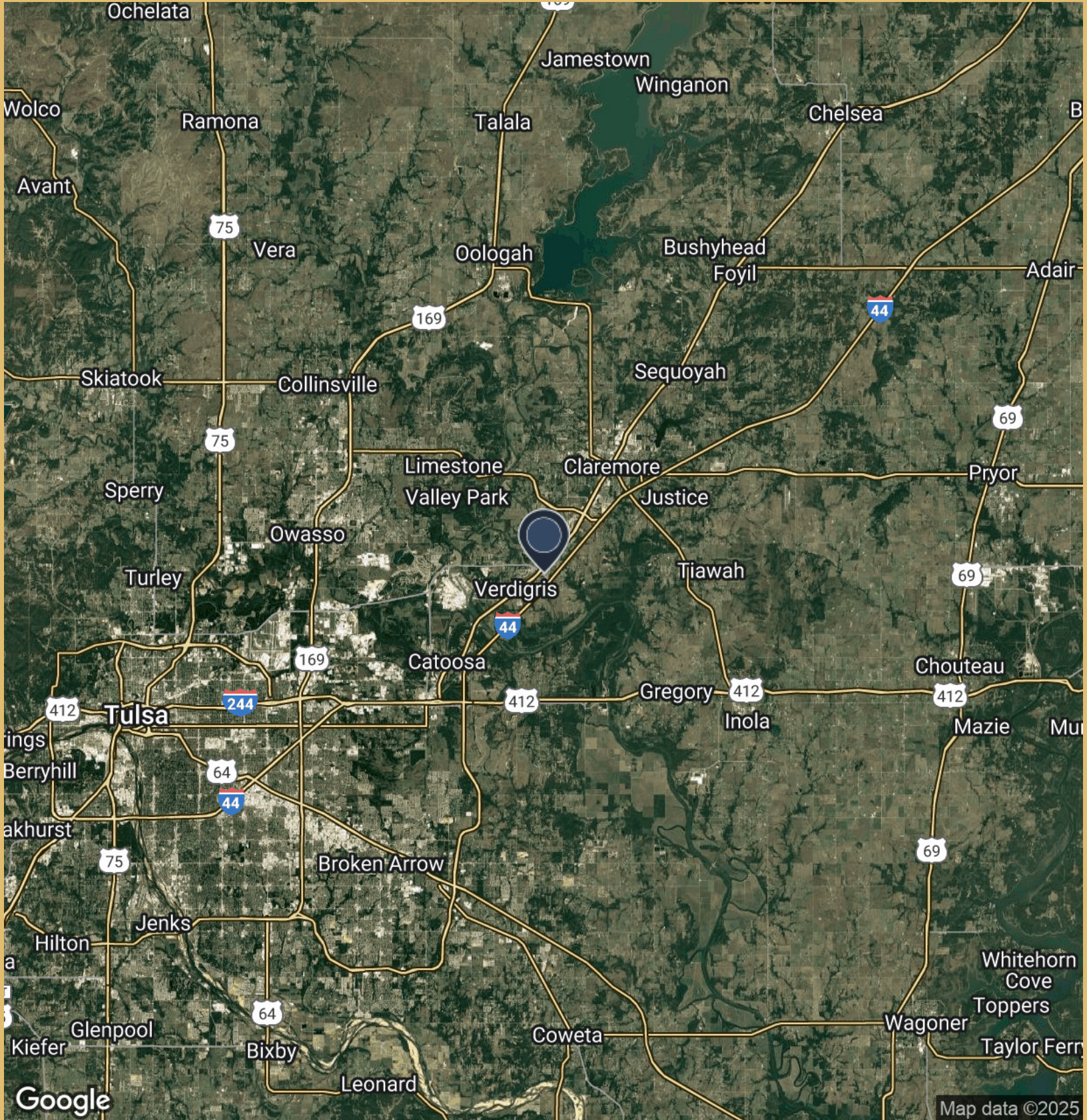
O: 918.370.2877

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Map data ©2025 Google Imagery ©2025 Airbus,  
Maxar Technologies



## LOCATION MAP



**CHANDLER MOREAU**

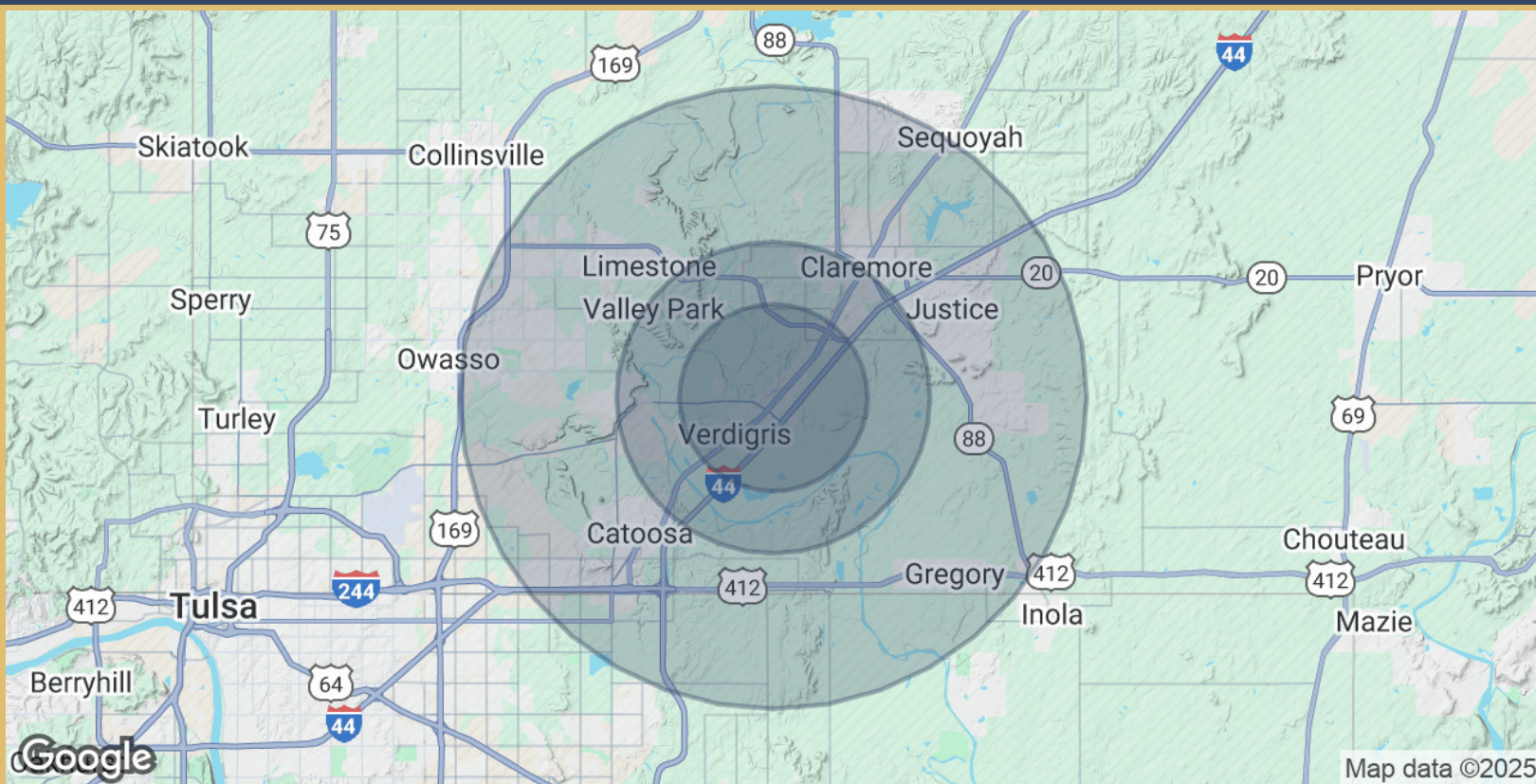
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# DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	9,379	22,750	102,533
Average Age	39	39	40
Average Age (Male)	38	39	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,311	7,971	37,663
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$97,776	\$103,929	\$104,616
Average House Value	\$255,914	\$283,915	\$273,482

*Demographics data derived from AlphaMap*

## CHANDLER MOREAU

Owner / Managing Broker

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