



Property Description

10.85 acre lot with about 2+ acres outside of floodplain, subject to verification of area.
RS-25 Zoning

- ±10.85 Acres Total
- Large contiguous tract suitable for development, yard use, or strategic land hold
- ±2+ Acres Outside Floodplain
- Developable area available (subject to survey and verification)
- Prime Industrial Corridor Location-immediate access to OK-167 (Port Road), E. Pine Street, Hwy 169, and I-44
- Port of Catoosa Proximity
- Ideal for logistics, manufacturing support, and port-related users
- RS-25 Zoning
- Located within a high-demand industrial submarket with limited land availability

Offering Summary

SALE PRICE:	\$300,000
LOT SIZE:	10.85 Acres

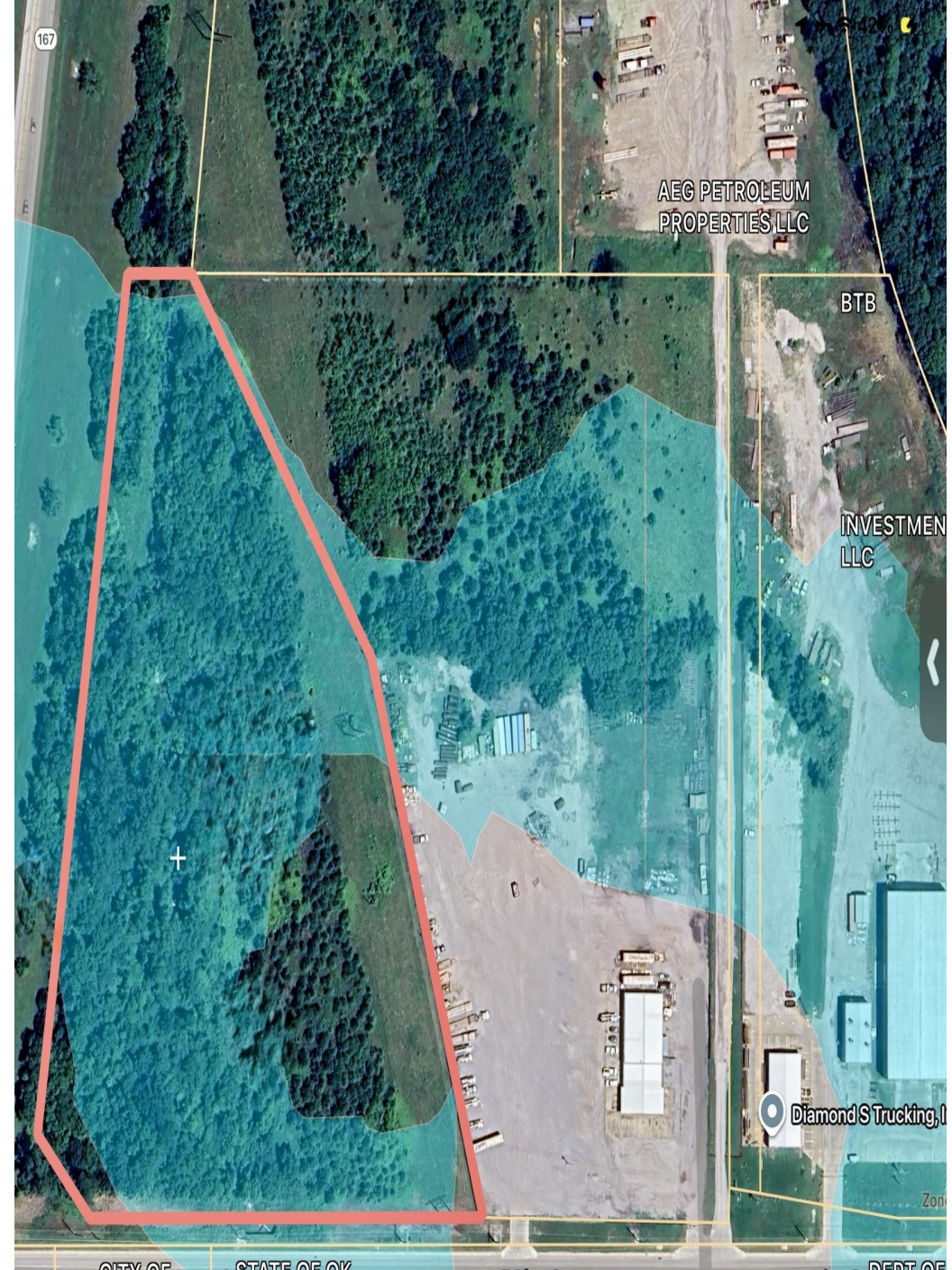
Demographics	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	95	270	669
TOTAL POPULATION	255	711	1,731
AVERAGE HH INCOME	\$106,192	\$105,041	\$103,029

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