

# Claremore Land For Sale

23707 Oklahoma 66,  
Claremore, OK 74019

Amanda Cherry  
Sales Associate  
918.550.4455  
acherry@mcgrawcp.com

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# Property Summary



## Property Description

Prime development opportunity along Historic Route 66 in Claremore, consisting of 3.33 acres of commercial land with ~561 feet of frontage and two existing curb cuts. Located just minutes from the new Highway 20 interchange, the site offers strong visibility, direct access, and suitability for drive-through development or signage. Traffic counts exceed 25,000 vehicles per day within a 2-mile radius.

## Property Highlights

- Rare 3.33-acre Route 66 development site in Claremore's growing commercial corridor
- Strong traffic exposure and direct access with two existing curb cuts
- Suitable for QSR or full-site redevelopment
- Located near new residential subdivisions.
- Over 16,000 residents and more than 3,100 daytime employees within a 3-mile radius

## Location Description

Located in Claremore, Oklahoma, approximately 0.43 miles from the new Highway 20 interchange. Great visibility with access to Route 66.

## Offering Summary

Sale Price:	\$862,000
Lot Size:	3.33 Acres

# Location Map



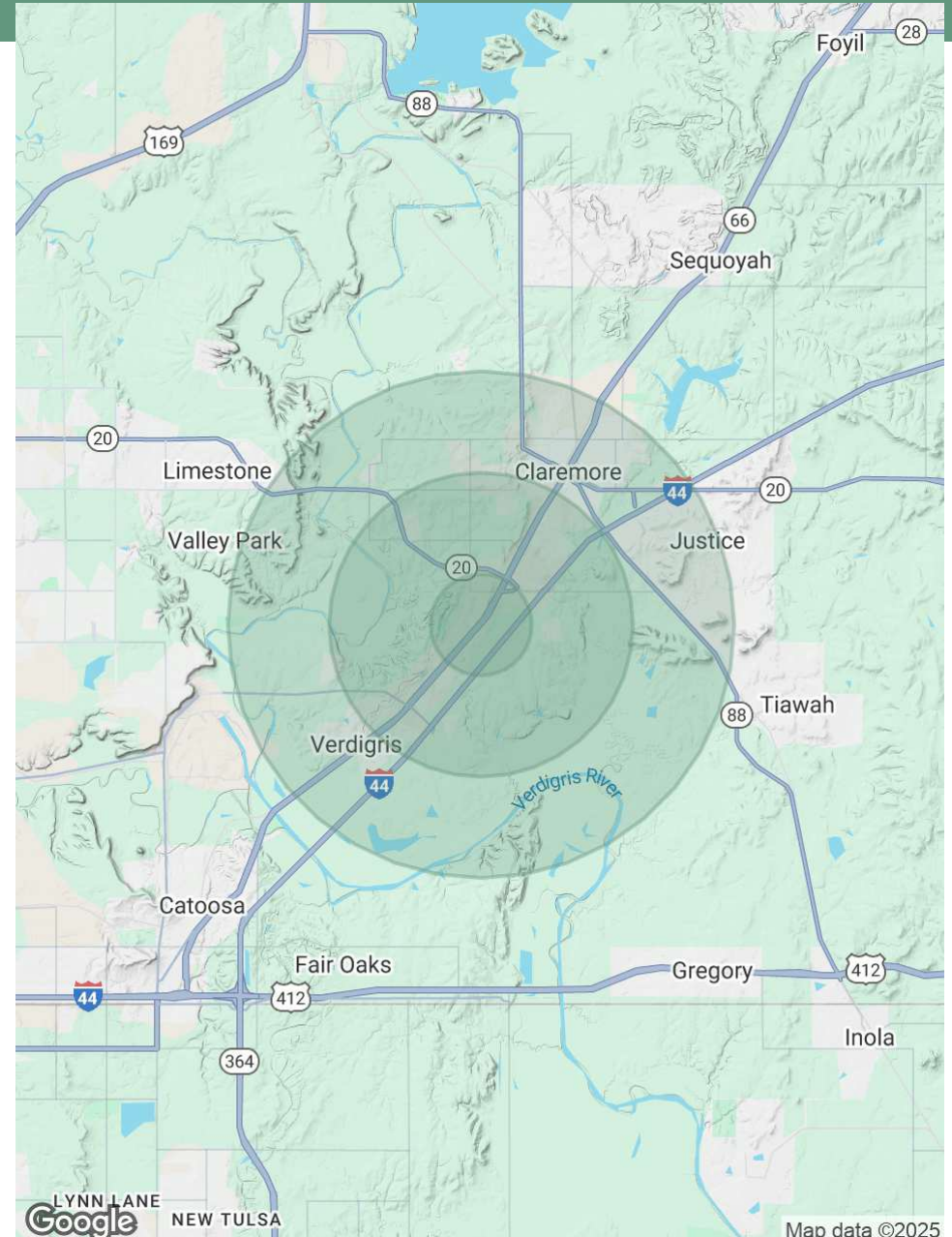


# Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	2,044	14,049	33,800
Average Age	38	38	40
Average Age (Male)	37	38	39
Average Age (Female)	39	39	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	712	5,031	12,770
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$78,632	\$89,308	\$89,151
Average House Value	\$179,060	\$241,009	\$244,576

Demographics data derived from AlphaMap





# Contact

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918.550.4455 x5519  
acherry@mcgrawcp.com

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MCP - McGraw Commercial Properties  
4105 S. Rockford Ave.  
Tulsa, OK 74105  
[mcgrawcp.com](http://mcgrawcp.com)

**SITE**

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