

LAND FOR SALE

# 234TH STREET NW AND HWY 81

Okarche, OK 73762

234th St Image © 2025 Airbus

Imagery Date: 10/8/2024 35°42'49.10" N 97°58'16.70" W elev 1

VERONICA BAKER

949.302.7142

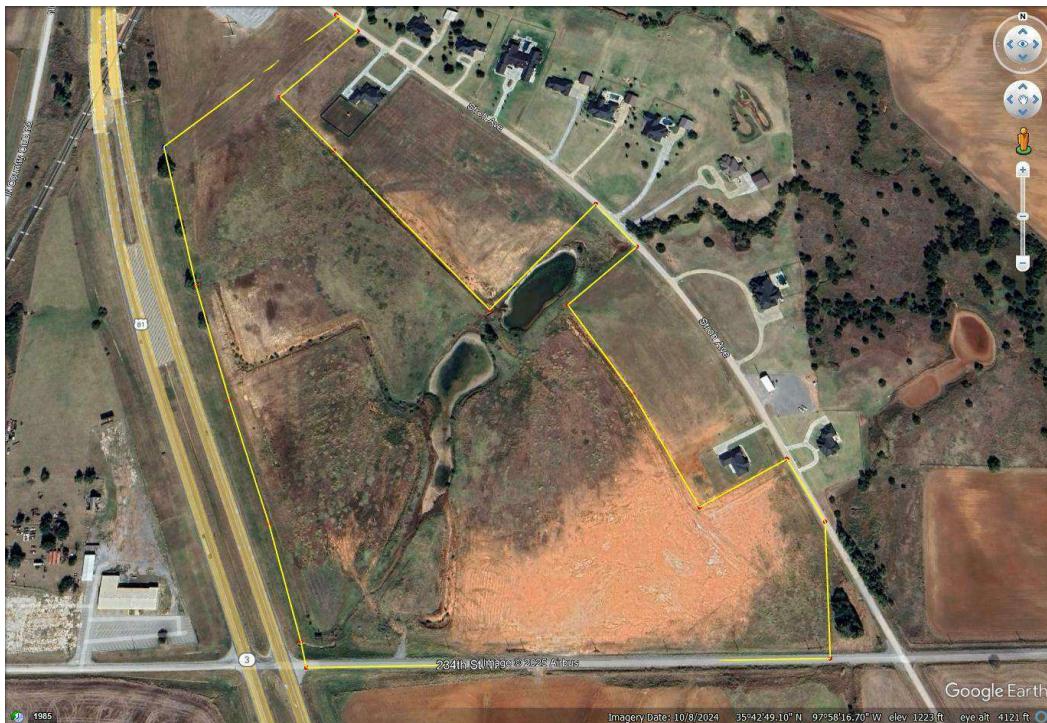
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ETHAN SLAVIN

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	54.54 Acres
Price / Acre:	\$27,503

### PROPERTY OVERVIEW

This 54.54 acre tract sits just south of the heart of Okarche, OK - a quickly growing community that is attracting attention for its convenient location to OKC and small town charm. With easy access to Highway 3 and located just seconds south of downtown Okarche, this land is ideal for a residential development, commercial play or a mix of uses.

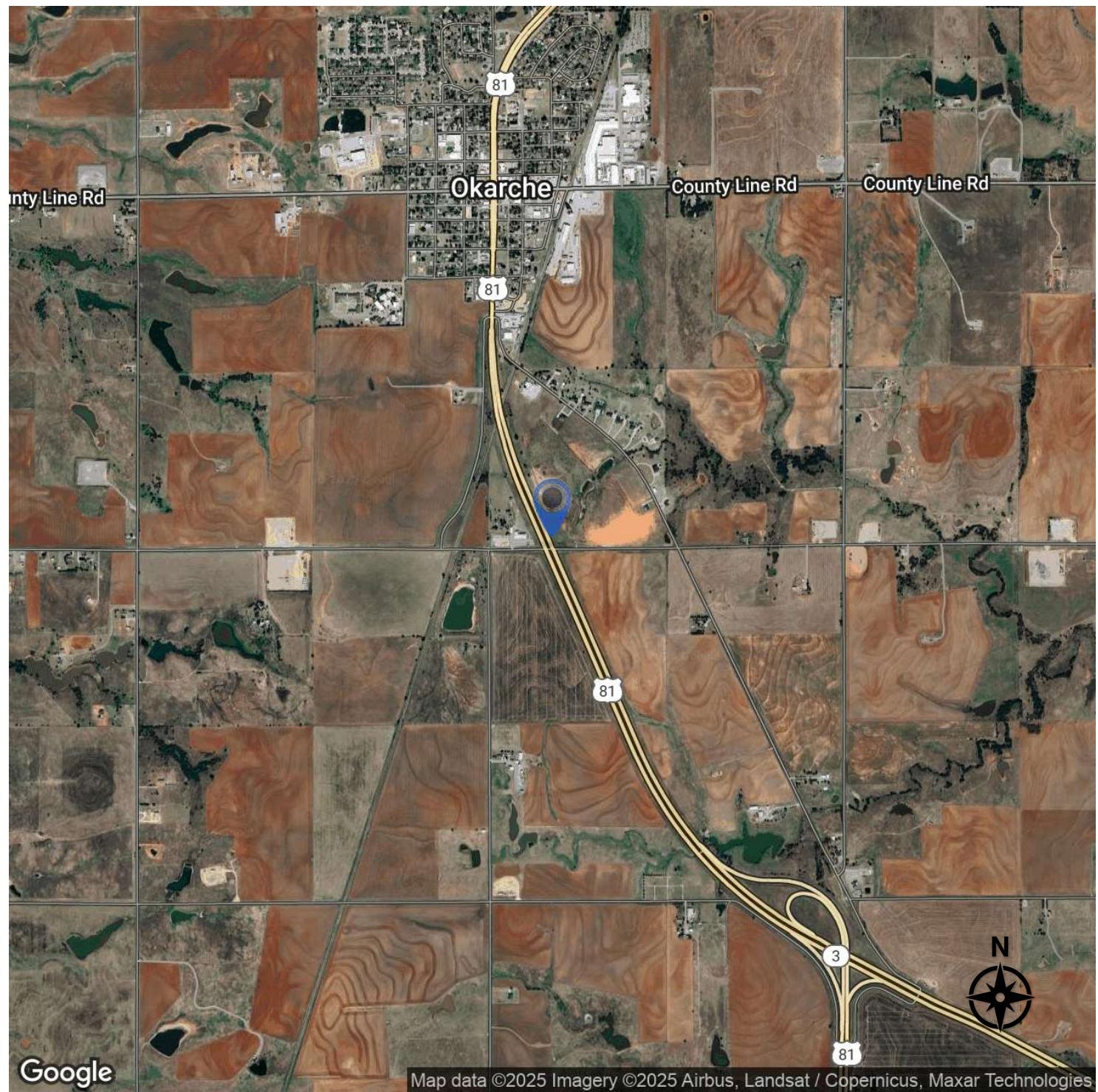
### PROPERTY HIGHLIGHTS

- Strategic location with potential for various land investment opportunities
- Ample space for development
- Zoned Rural Agriculture
- Large pond in the center of the property great for neighborhood amenity or park
- Utilities nearby

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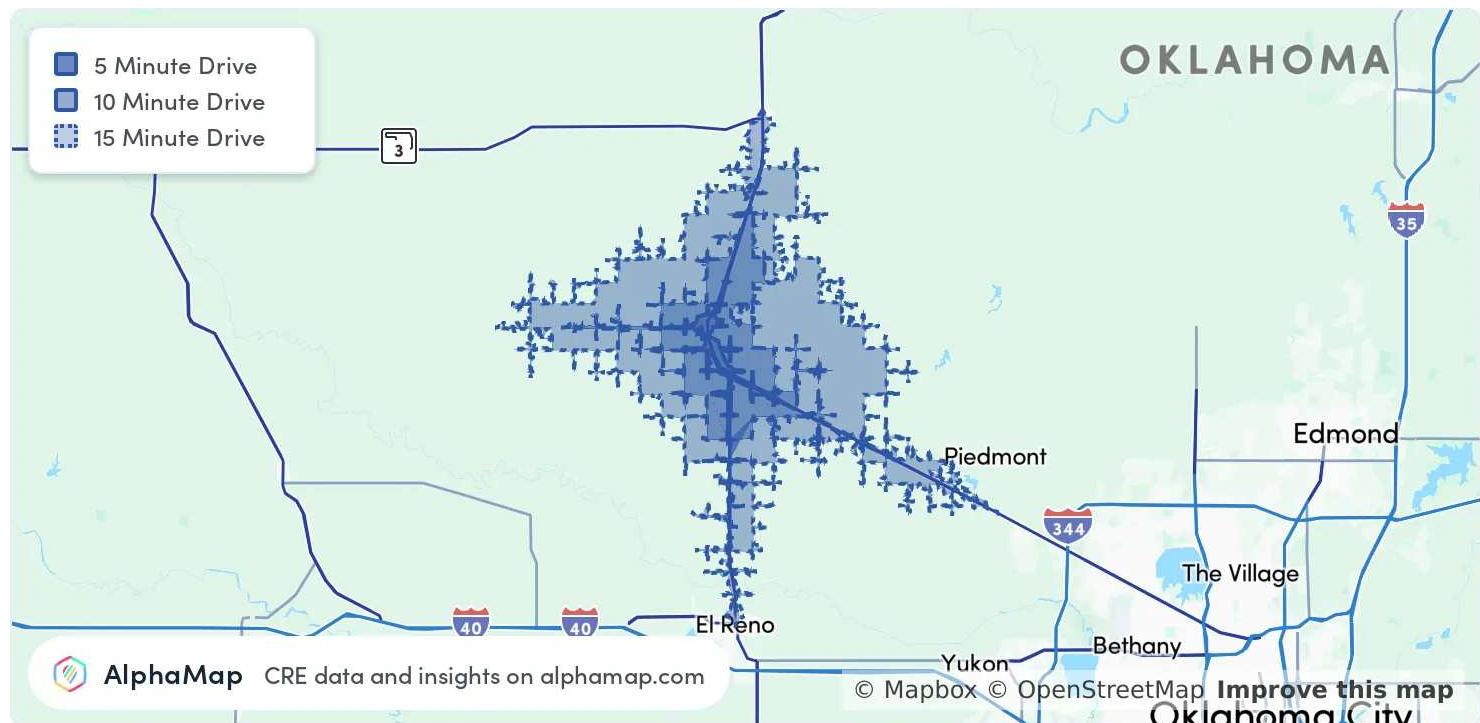
## LOCATION MAP



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## AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,054	1,390	5,393
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

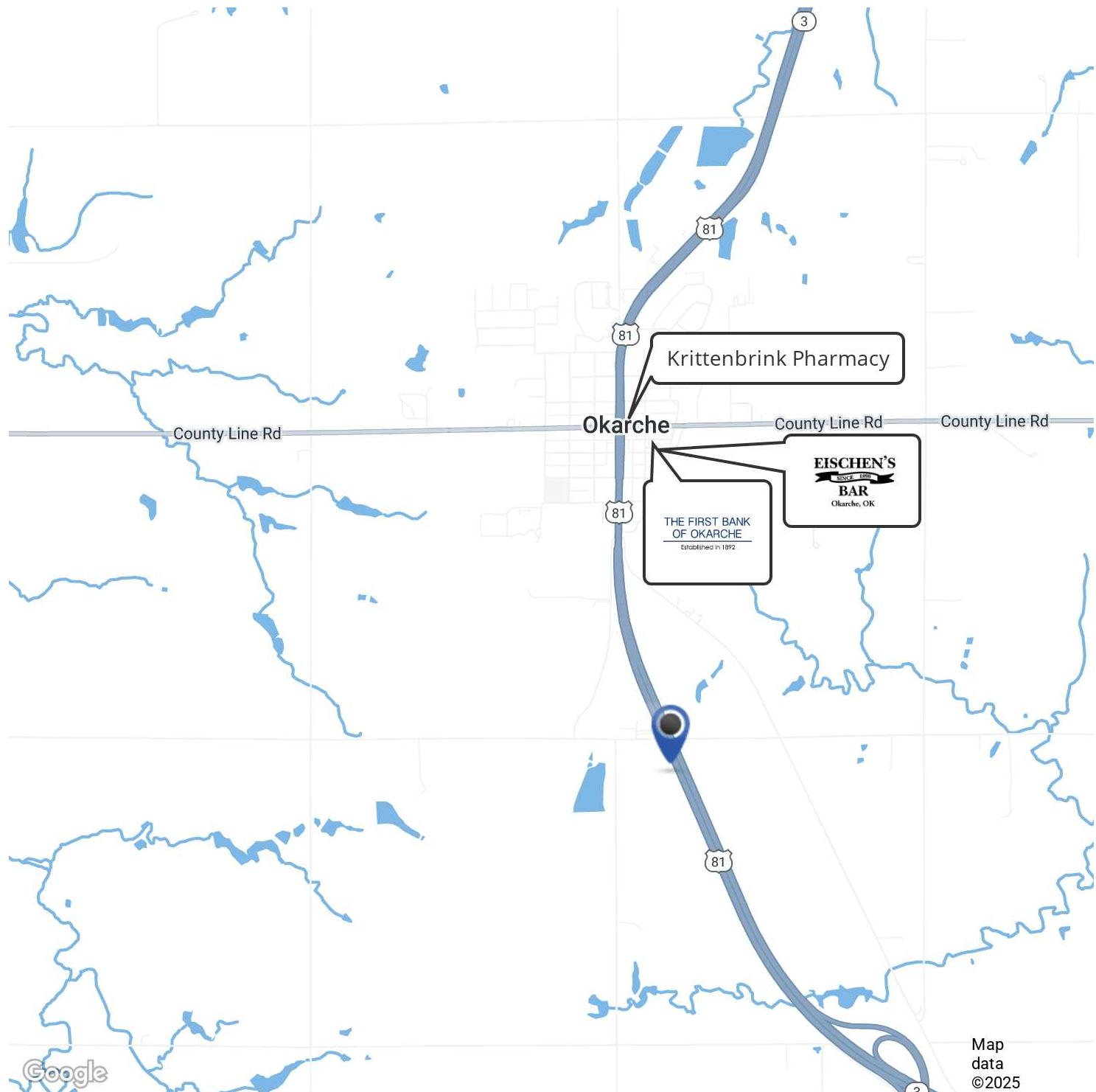
HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	380	491	1,905
Persons per HH	2.8	2.8	2.8
Average HH Income	\$120,549	\$120,598	\$98,923
Average House Value	\$266,466	\$270,393	\$253,362
Per Capita Income	\$43,053	\$43,070	\$35,329

Map and demographics data derived from AlphaMap

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## RETAILER MAP



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