

FOR SALE

**Oak Dr Parcels,
Blanchard, OK 73010**



Johnson

Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sales Price: \$895,000

Lot Size: 2.53 Acres +/-

Price Per SF: \$8.12

Tax ID 1: 440010587

Tax ID 2: 440010589

Zoning: C-4

Chris Johnson
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405.435.3572

Property Overview

Prime ±2.53-acre commercial development opportunity located on Oak Drive in Blanchard, just off Highway 62/277 (Veterans Memorial Highway). Zoned C-4, the property is positioned in a growing commercial area near restaurants, automotive dealerships, and other established businesses. The site offers convenient access to Highway 62/277 and is just minutes from Highway 9 and Norman, providing excellent connectivity to the greater Oklahoma City metro. With continued residential and commercial growth in the surrounding area, this property is well positioned for a variety of commercial development opportunities.



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Utility Map
City of Blanchard



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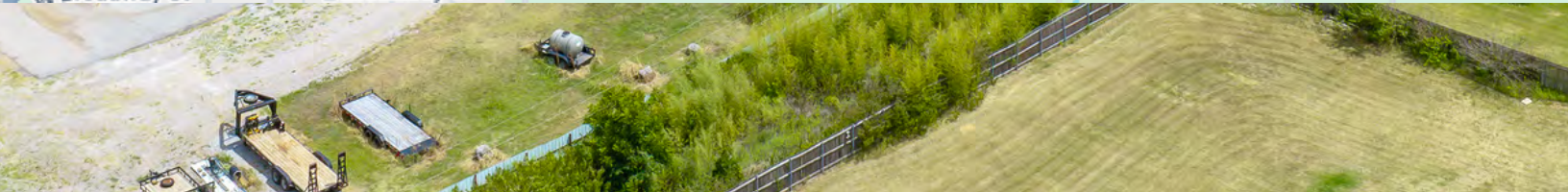
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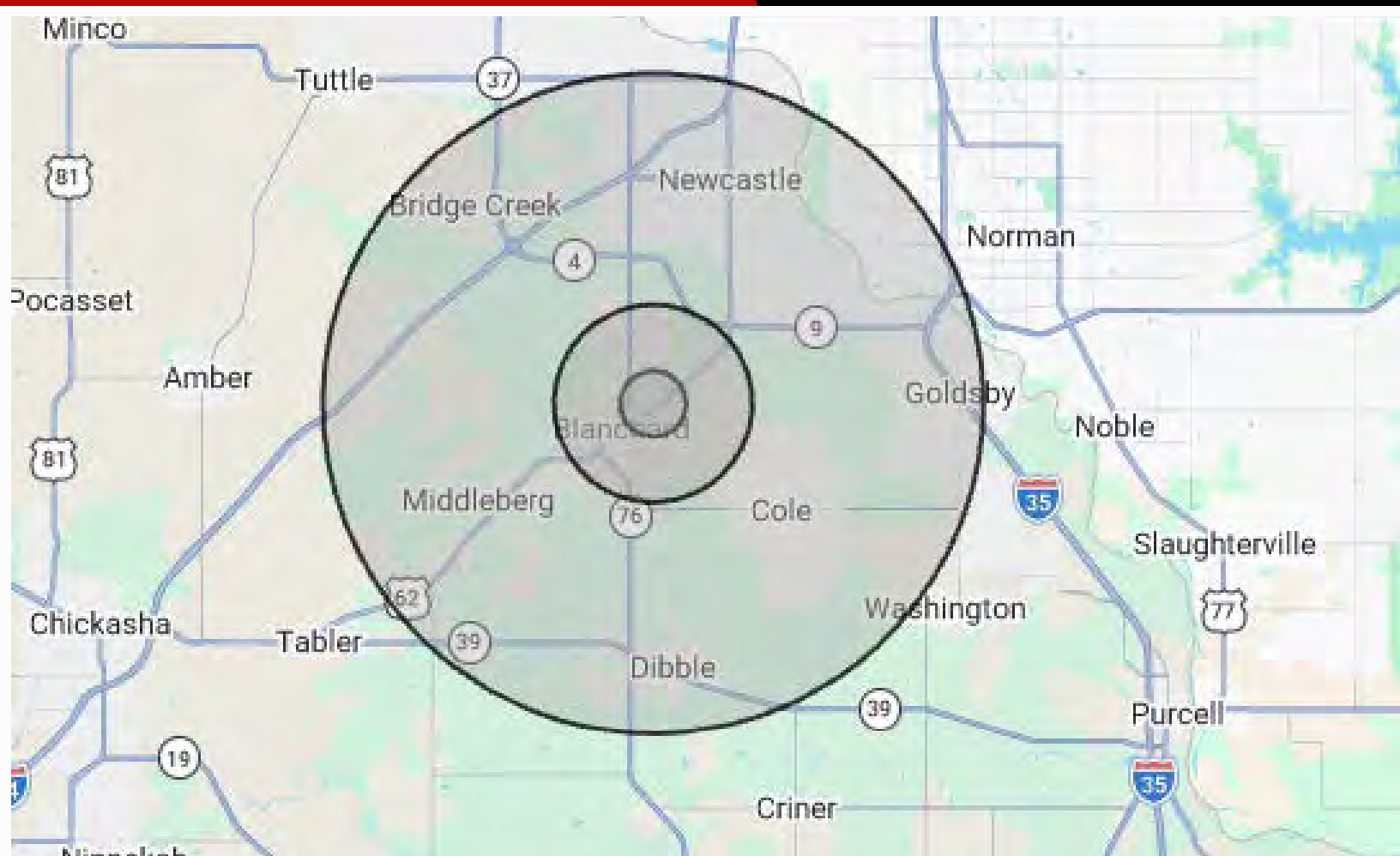
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Demographics

1 MILE

3 MILE

10 MILE

Population	2,036	8,585	57,765
Average Age	40	39	41
Employment	1,020	1,986	13,852
Households	766	3,190	21,628
Ave. Household Income	\$98,554	\$101,795	\$112,862
Median Home Value	\$268,390	\$257,443	\$282,833

Demographic data provided by CoStar

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Blanchard, OK

A Market in Motion



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Blanchard is one of the fastest-growing communities in the Oklahoma City metropolitan area, located just southwest of OKC along the recently widened and reconstructed U.S. Highway 62 corridor. Part of the "Tri-City Area" with Newcastle and Tuttle, Blanchard sits within the Oklahoma City MSA (1.4 million population) and is within 15 miles of four major universities, including the University of Oklahoma. Will Rogers World Airport is approximately 30 minutes away.

POPULATION & GROWTH

- 2020 Census: 8,879
- 2025 Estimated: 10,037
- 2026 Estimated: 10,334
- Annual Growth Rate: 2.31% (consistently above state and national averages)
- Population has increased approximately 15.6% since 2020
- From just 1,600 residents in 1980 to over 10,000 today — growth that has not yet been matched by commercial development

HOUSEHOLD ECONOMICS

- Median Household Income: \$90,940
- Average Household Income: \$111,380
- Median Home Value: \$246,976
- Family Households: 87.7%
- Residents with College Degree: 35.0%
- Unemployment Rate: 2.7%

CITY INFRASTRUCTURE & DEVELOPMENT POSTURE

The City of Blanchard has completed a main street beautification project and continues investing in infrastructure to support population growth. The widening and reconstruction of US-62 has improved accessibility throughout the corridor for both residents and commercial traffic. The City has established three Tax Increment Financing (TIF) Districts to fund infrastructure improvements and encourage commercial development. City administration has stated it is actively seeking additional retail development to fill identified product and service gaps and offers retail incentives. The City has described its approach as making the development process "as streamlined as possible" through public-private partnerships.

(Source: cityofblanchard.us/economicdevelopment)

BRIDGESONG GOLF CLUB & COMMUNITY

Less than two miles from the subject property, Bridgesong is a planned 1,000-acre golf club and residential community that represents the single largest private investment in Blanchard's history.

Key details:

- Championship golf course designed by Ernie Els (two-time Masters champion, four-time major winner), led by design associate Greg Letsche
- Construction underway — grassing began late spring 2026, with course completion expected late summer 2026
- Grand opening planned for June 2027
- Built by Landscapes Unlimited, a premier national golf course construction firm
- Approximately 600 single-family residences planned within the master-planned community
- Stated plans include a 130-room hotel, restaurants, retail sites, and a bison preserve
- Ownership group includes investors from Louisville, KY — Renee Mardis, Richard Rigney, and Blanchard resident James French
- Ernie Els on the property: "When I saw the property I said 'wow, I have to get involved.' It's a beautiful piece of land."
- Bridgesong will be only the second Ernie Els Design course in the continental United States

This development is bringing a new demographic of residents, visitors, and spending power to the corridor — 600 homes at Bridgesong alone will generate substantial demand for retail, dining, medical, and service-oriented commercial uses that the 62/277 corridor does not yet provide.

THE OPPORTUNITY

Blanchard's residential growth has significantly outpaced its commercial development. The combination of population momentum, household income levels nearly double the state median, the Bridgesong investment, three active TIF districts, and a city government that has documented its willingness to support commercial rezoning and development creates a window for investors and developers positioned on the corridor today.

Sources: City of Blanchard (cityofblanchard.us), U.S. Census Bureau, World Population Review, Greater Oklahoma City Chamber, Golf Oklahoma, Ernie Els Design, TurfNet

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1.27 Acres**

Disclaimer

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