



# Pryor Office For Sale

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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1913 South Elliott Street,  
Pryor, OK 74361

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Property Summary



## PROPERTY DESCRIPTION

Presenting a rare owner-user or investor opportunity in the heart of Pryor, OK. The property at 1913 S. Elliot is a ±6,161 SF free-standing building situated on a large ±2.68-acre lot with ample parking, drive-thru lanes, and direct visibility along S. Elliot St.

This well-maintained property is ideal for a range of professional, medical, retail, or financial service uses. The building features a modern brick façade, private offices, lobby space, and functional infrastructure suitable for re-use or adaptive conversion.

## PROPERTY HIGHLIGHTS

- Multiple drive-thru lanes and dedicated ATM access
- FEMA Flood Zone - Zone X (Area of Minimal Flood Hazard)
- Concrete Slab Foundation with Brick veneer exterior
- Prominent signage and frontage on S. Elliot
- Located near major retail, schools, and dense residential area

## OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	+/- 2.68 Acres
Building Size:	+/- 6,161 SF
Zoning:	Commercial (Abstract Class)

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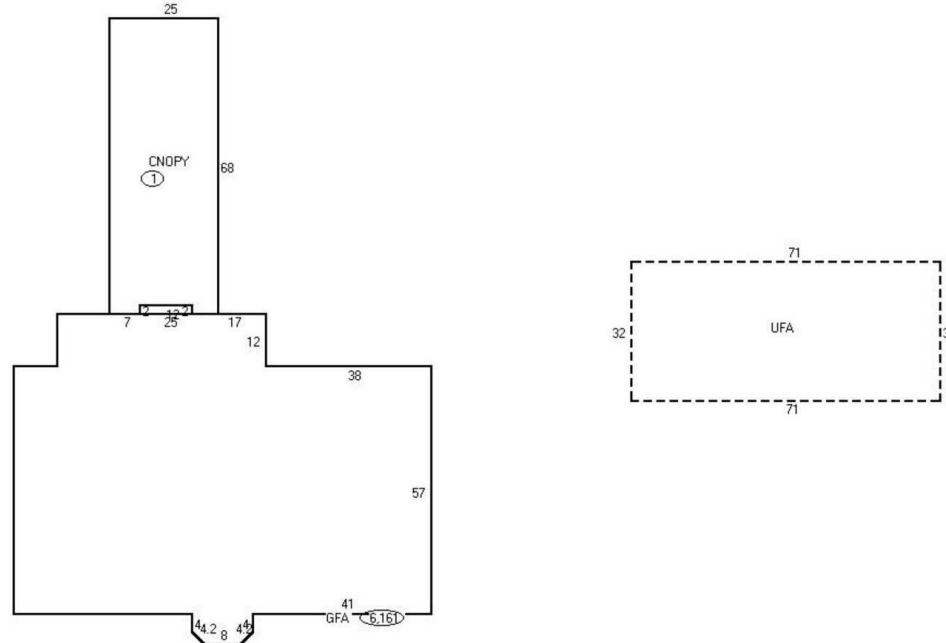
1913 South Elliott Street,  
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Floor Plan

Parcel: 1599-20-21N-19E-3-001-00

ID: 490019934

Sketch for Residential Card 0



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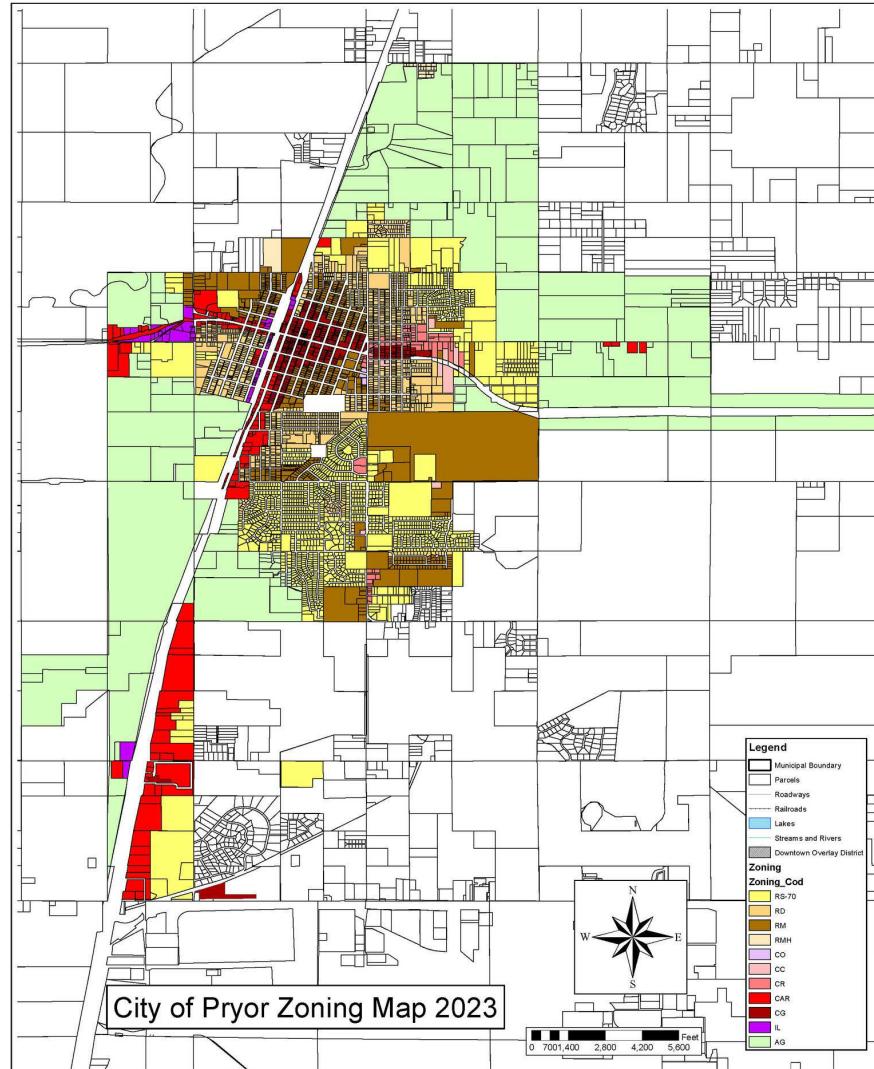
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[Additional Photos](#)



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## FEMA Flood Map

National Flood Hazard Layer FIRMette



### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAND

**SPECIAL FLOOD HAZARD AREAS**  **Without Base Flood Elevation (BFE)**  
**Zone A, X, A99**  
**With BFE or Depth** **Zone AE, AD, AH, VE, AR**  
**Regulatory Floodway**

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone H)

The legend consists of four colored boxes with corresponding text labels:
 

- Yellow box: "Flood Conducive to Flooding" (Zone A)
- Orange box: "Chance Flood Hazard" (Zone A)
- Red box: "Area with Reduced Flood Risk due to Levee. See Notes." (Zone B)
- Green box: "Area with Flood Risk due to Levee" (Zone D)

NO SCREEN Area of Minimal Flood Hazard Zone X  
Effective LOMRs

⑥ 28.2 Cross Sections with 1% Annual Chance  
 27.3 Water Surface Elevation  
 Coastal Transect  
 Base Flood Elevation Line (BFE)  
 Limit of Study  
 Jurisdiction Boundary  
 Coastal Transect Baseline  
 OTHER Profile Baseline

A legend box containing two entries: 'Digital Data Available' with a green square icon and 'No Digital Data Available' with a yellow square icon. Below the legend is a small compass rose indicating North.

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/30/2022 at 11:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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Location Map



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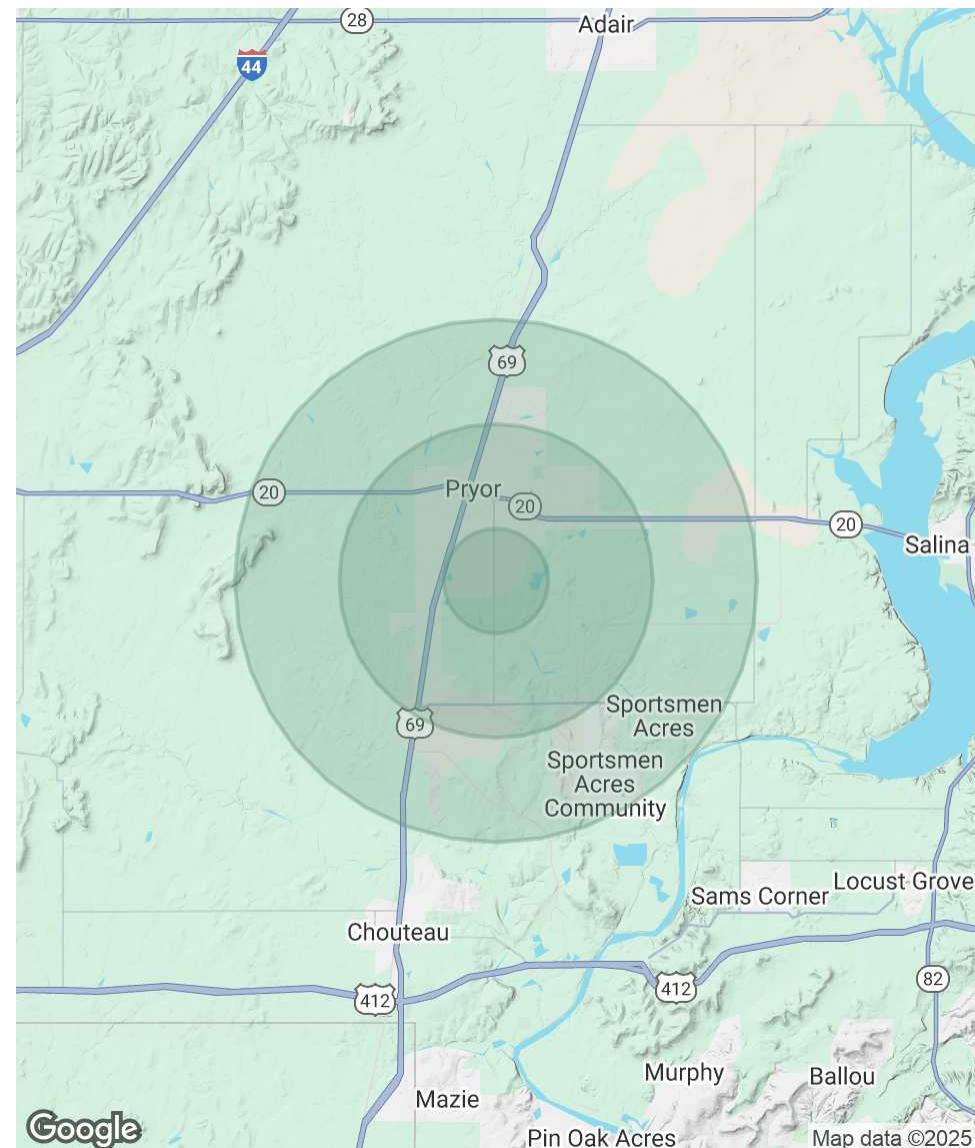
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,699	11,322	13,520
Average Age	38	39	39
Average Age (Male)	36	37	37
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,853	4,376	5,194
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$83,587	\$77,399	\$80,431
Average House Value	\$210,786	\$201,935	\$214,846

Demographics data derived from AlphaMap



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[Contact](#)



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**DISCLAIMER:** This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.

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