



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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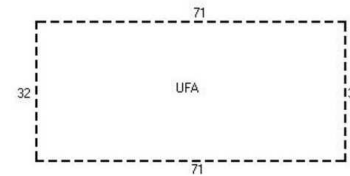
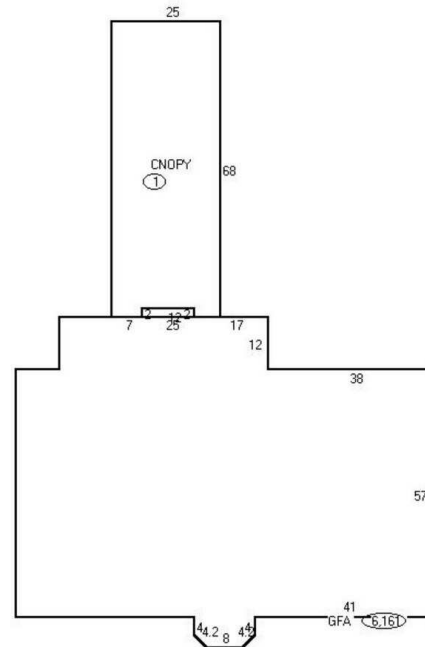
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Floor Plan

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

ID: 490019934

Sketch for Residential Card 0



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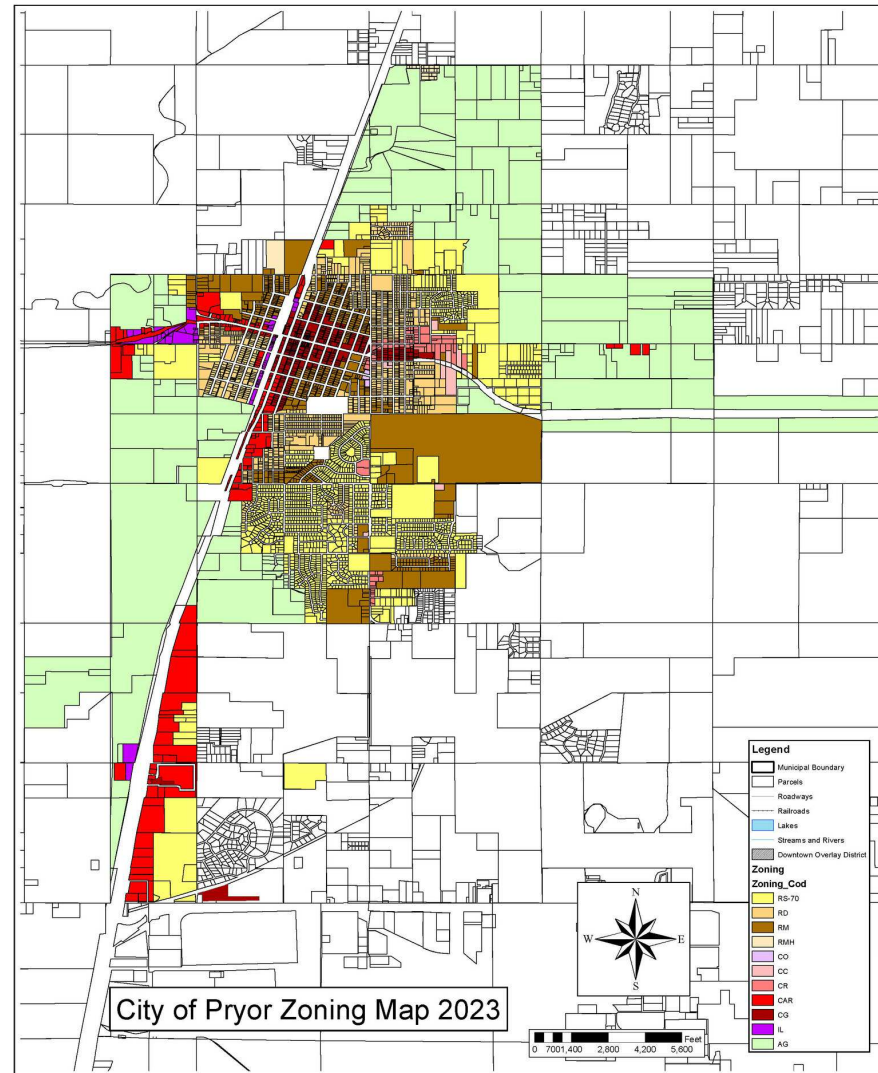
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[Additional Photos](#)



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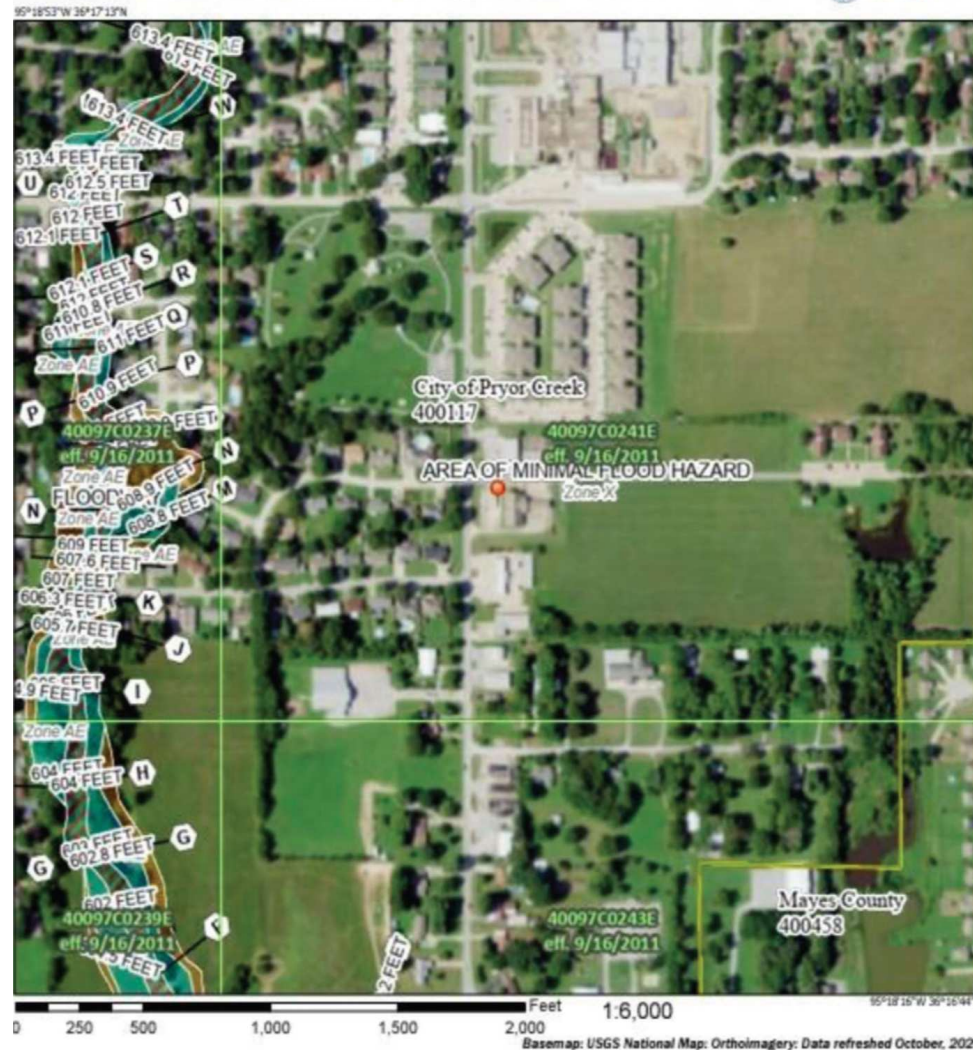
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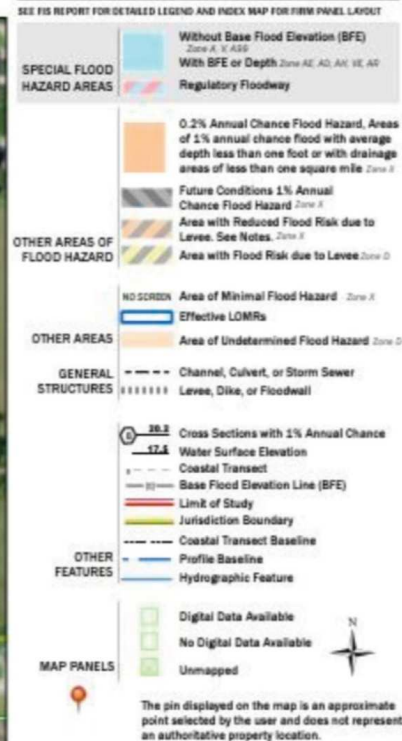
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FEMA Flood Map

National Flood Hazard Layer FIRMette



Legend



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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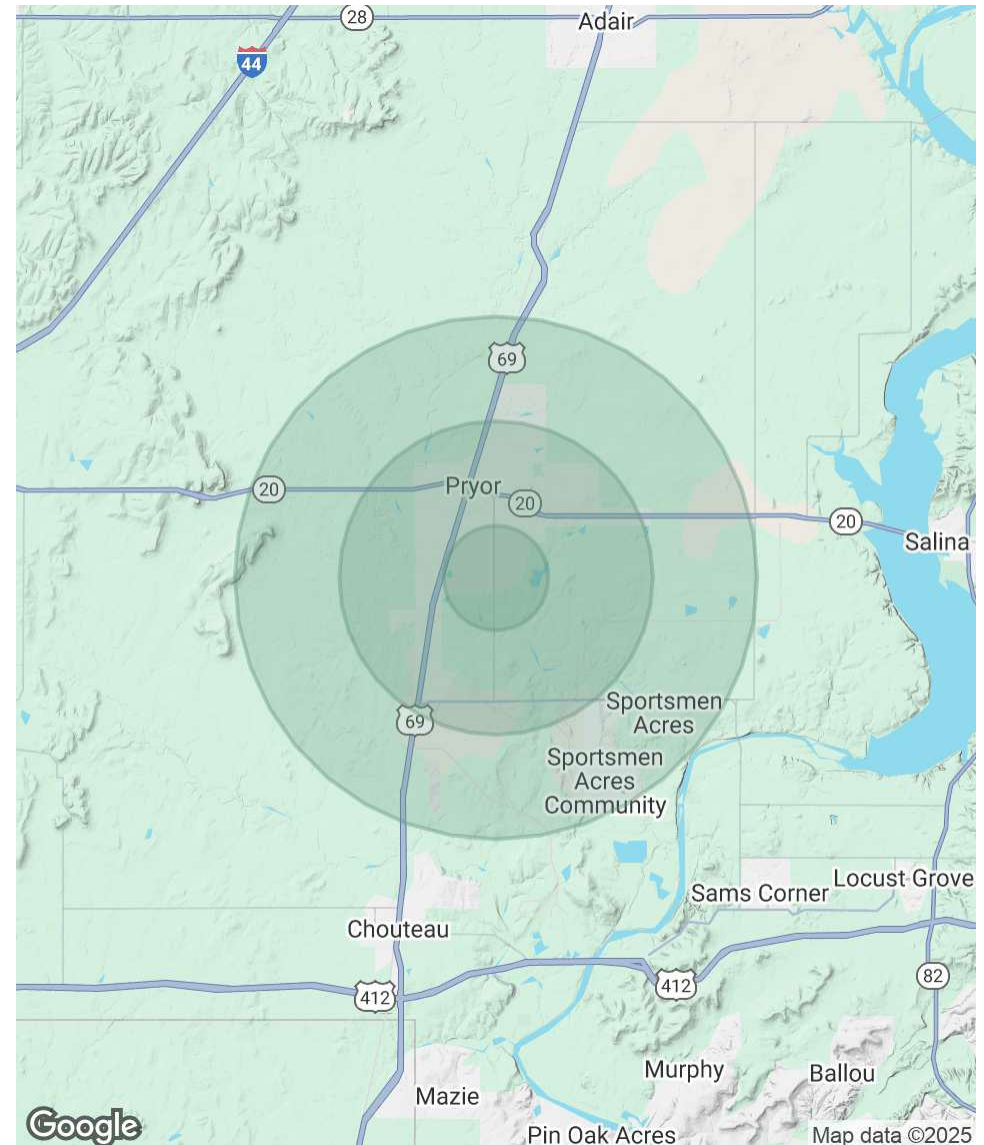
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Demographics Map & Report

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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