

FOR SALE

**373 Howard Blvd,
Harrah, OK 73045**



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sales Price: \$850,000

Building Size: 2,400 SF

Lot Size: 13.64 Acres +/-

Zoning: I-3

Tax ID: R267013065

Traffic Count: 905

Property Overview

13.64 acres +/- zoned I-3 heavy industrial on Howard Blvd in Harrah, priced at \$850,000. A single 2,400 SF metal building, built in 2020, sits on the tract, leaving the majority of the acreage available for a buyer to develop, expand, or use for outdoor storage. Directly across and adjacent to the property, an established industrial park runs a row of long metal storage buildings and an active outdoor storage and staging yard, putting this tract in a corridor with a proven industrial use pattern next door. Frontage runs along Howard Blvd.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Tige Vanover
tige@jcgok.com
580.478.8099

FOR SALE

373 Howard Blvd,
Harrah, OK 73045



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Tige Vanover
tige@jcgok.com
580.478.8099

FOR SALE

373 Howard Blvd,
Harrah, OK 73045



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Tige Vanover
tige@jcgok.com
580.478.8099

FOR SALE

373 Howard Blvd,
Harrah, OK 73045



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Tige Vanover
tige@jcgok.com
580.478.8099

FOR SALE

373 Howard Blvd,
Harrah, OK 73045



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Tige Vanover
tige@jcgok.com
580.478.8099

FOR SALE

City of Harrah
Zoning Map



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Tige Vanover
tige@jcgok.com
580.478.8099

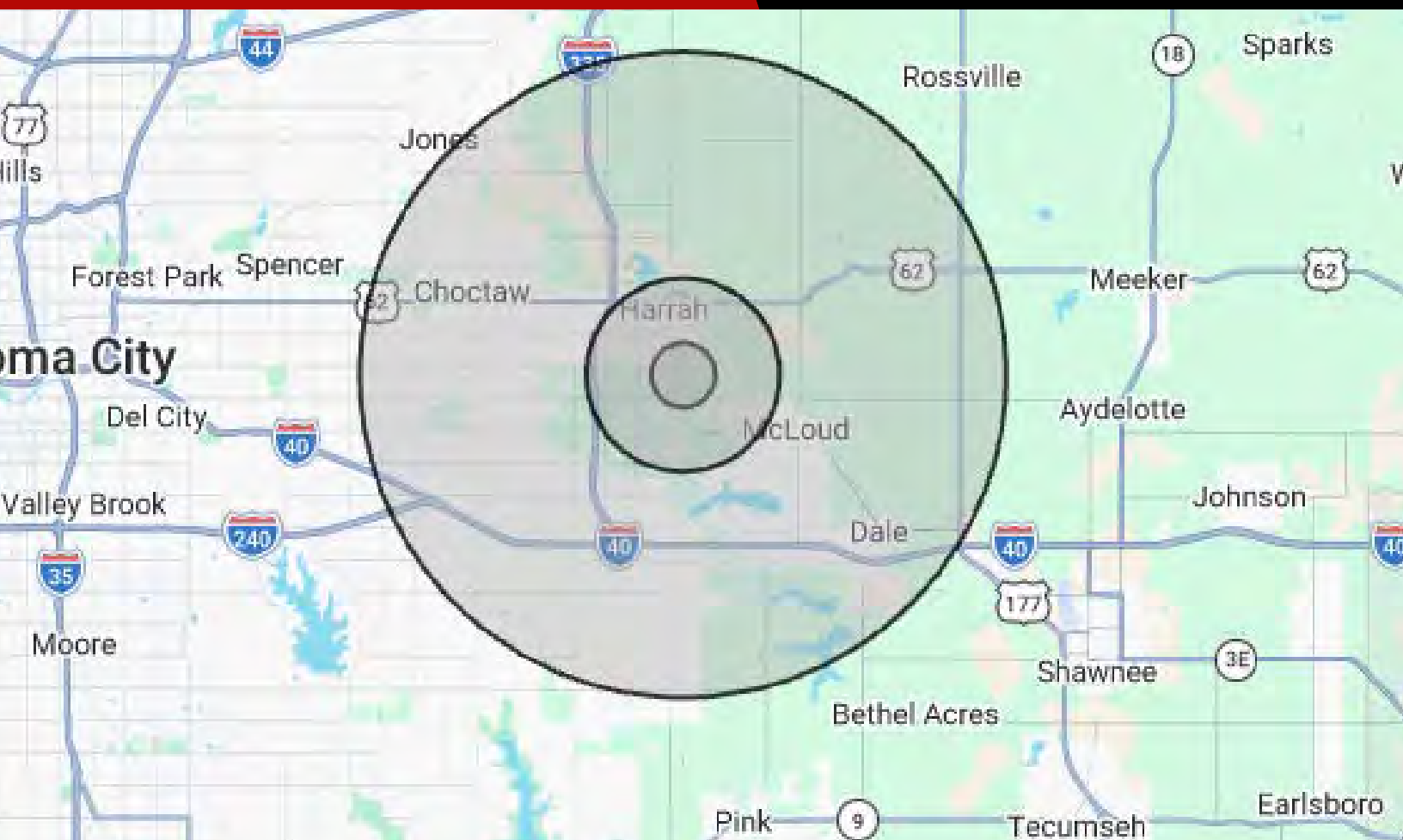
FOR SALE

**373 Howard Blvd,
Harrah, OK 73045**



Johnson Commercial Group

JohnsonCommercialGroup.com



Demographics

1 MILE

3 MILE

10 MILE

Population	1,945	9,929	63,913
Average Age	37	39	42
Employment	177	2,215	10,671
Households	711	3,497	23,393
Ave. Household Income	\$107,944	\$100,009	\$110,766
Median Home Value	\$252,830	\$260,777	\$271,787

Traffic Count

Average Daily Volume

905 Vehicles

Demographic data provided by CoStar

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Tige Vanover
tige@jcgok.com
580.478.8099

FOR SALE

**373 Howard Blvd,
Harrah, OK 73045**



Johnson

Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
R E A L T Y

Tige Vanover
tige@jcgok.com
580.478.8099

FOR SALE

**373 Howard Blvd,
Harrah, OK 73045**



Johnson
Commercial Group

JohnsonCommercialGroup.com



Disclaimer

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Tige Vanover
tige@jcgok.com
580.478.8099