

# 2900 PLANT DRIVE CHOCTAW, OK 73020

Industrial Land For Sale

29.5 Acres MOL +/- with 18,089 SF Warehouse

Sales Price: \$2,300,185 (\$1.79/SF)



# NAIRED

COMMERCIAL  
REAL ESTATE

## NAIRED

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## PROPERTY HIGHLIGHTS

- +/- 29.5 Acres Available
- Rail Access - Backed by Union Pacific Railroad Letter
- Quick Access to Kickapoo Turnpike, I-40, and I-44
- Heavy Industrial Zoning I-2
- Excellent for any users servicing East Oklahoma and Oklahoma City
- Detention Pond on Site
- 18,089 SF Warehouse on Site and Included
  - 3 Grade Level Overhead Doors
  - 1 Dock High Door
  - 18' Clear Height

## LOCATION HIGHLIGHTS

- Just 10 Miles from Tinker Air Force Base and 20 Minutes from Downtown OKC
- One of the Fastest-Growing Cities in the Oklahoma City Metro
- Steady Population Growth and Increasing Household Income
- Major thoroughfares and High Traffic Corridors running through the City
- Proximity to a Skilled Labor Pool from Eastern OKC and Midwest City
- Ongoing Development in Schools, Parks, and Infrastructure
- Safe Neighborhoods, Quality Schools, and a Family-Friendly Environment

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4/9/2025

#### Sewer Lines by Type

Gravity

#### Sewer Lines by Size

Gravity, 18"

Gravity, 12"

Gravity, Unknown

#### Water Mains by Size

City of Chotaw, 12"

City of Chotaw, 10"

City of Chotaw, 6"

#### Water Mains by City

City of Chotaw

#### World Imagery

LowResolution 15m Imagery

High Resolution 60cm Imagery

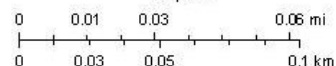
High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

Maxar, Microsoft

1:2,375



## DEMOGRAPHICS

|                          | 1 MILE   | 3 MILE    | 5 MILE   |
|--------------------------|----------|-----------|----------|
| POPULATION               | 528      | 8,236     | 25,056   |
| AVERAGE HOUSEHOLD INCOME | \$81,680 | \$102,310 | \$97,993 |
| TOTAL HOUSEHOLDS         | 205      | 3,140     | 9,504    |

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