

# 2900 PLANT DRIVE CHOCTAW, OK 73020

NAIRED

COMMERCIAL  
REAL ESTATE

Industrial Land For Sale

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

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



NAIRED

405.840.0600  
NAIRED.COM

MASON CONWAY  
405.531.6272  
MASON@NAIRED.COM

AMIR SHAMS  
405.313.0333  
AMIR@NAIRED.COM

ZAC MCQUEEN  
405.476.9199  
ZAC@NAIRED.COM



## 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

**NAIRED**

**405.840.0600**  
**NAIRED.COM**

**MASON CONWAY**  
405.531.6272  
MASON@NAIRED.COM

**AMIR SHAMS**  
405.313.0333  
AMIR@NAIRED.COM

**ZAC MCQUEEN**  
405.476.9199  
ZAC@NAIRED.COM



4/9/2025

Sewer Lines by Type      Water Mains by Size  
█ Gravity      City of Choctaw, 12"  
 Sewer Lines by Size      City of Choctaw, 10"  
 Gravity, 18"      City of Choctaw, 6"  
 Gravity, 12"      Water Mains by City  
 Gravity, Unknown      City of Choctaw

World Imagery      12.375  
 Low Resolution 15m Imagery  
 High Resolution 60cm Imagery  
 High Resolution 30cm Imagery  
 Citations  
 Maxar, Microsoft  
 60cm Resolution Metadata

0      0.01      0.03      0.06 mi  
 0      0.03      0.05      0.1 km

## 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

**NAIRED**

405.840.0600  
 NAIRED.COM

FOLLOW US @NAIRED\_CRE



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.