

A MIXED USE DEVELOPMENT LAND INVESTMENT OPPORTUNITY

LAMAR LANDING

HWY 9 WEST @ HARVEY ROAD AND I-35 SOUTH | NEWCASTLE, OKLAHOMA 73065



GAYLA ARTMAN
Equity Commercial Realty Advisors, LLC
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OFFERING SUMMARY

Sale Price: CALL BROKER FOR PRICING

Lot Size: Minimum one acre

Zoning: Commercial

Market: Norman

Submarket: Oklahoma City
Goldsby
Newcastle
Purcell
Washington

Price / SF: Call for pricing-

PROPERTY OVERVIEW

A preliminary plat is available. Highway 9 is a four-lane highway with a center turn lane along the subject property, with thousands of travelers per day. The site is highly visible from Highway 9 and I-35 and easily accessible for single users or larger retail development.

ODOT will complete the construction soon for the new Harvey Road then complete the interchange at I-35 and Hwy 9. See insert.

Lamar Landing is immediately situated across Hwy 9 from the Riverwind Casino. Located on the northwest quadrant of the interchange of Highway 9 and I-35 in Newcastle, Oklahoma. The site has easy access to Norman, Goldsby, and Newcastle. Neighbors are Love's Travel Stop, Sonic, McDonald's, Riverwind Casino and Hotel, Sleep Inn, banks, and much, much more. Braum's and Taco Bell Coming Soon!!

PROPERTY HIGHLIGHTS

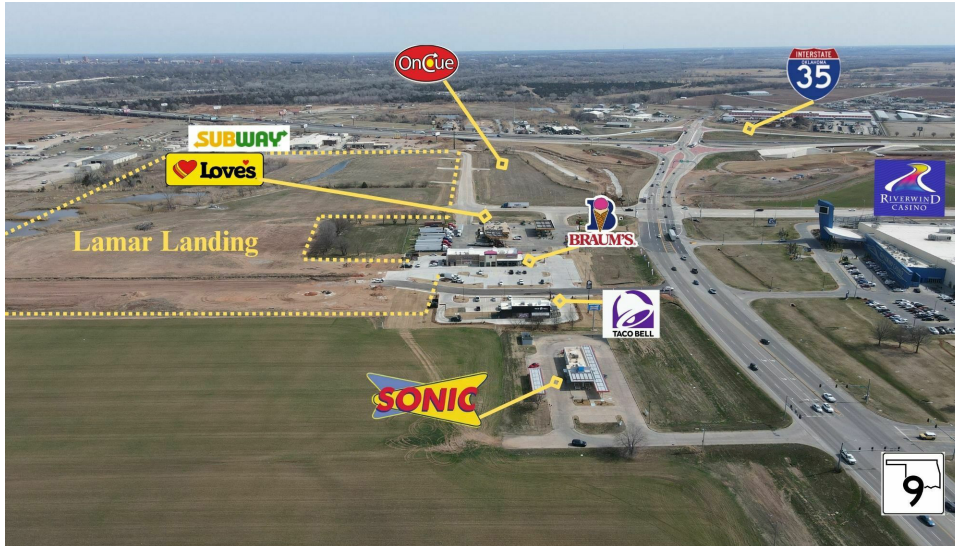
- Utilities are available to the site with sewer coming in the future.
- Prices vary by size and location. Call the Broker for pricing.
- 50-plus acres still available. 12 acres +/- are currently under contract.
- Goldsby and Newcastle are two of the fastest-growing communities in the Oklahoma City metro.
- There are many new residential communities in Goldsby, for example the 540 acre Selah Community as well as many others attracting new residents to the area daily.
- A new million-square-foot hospital is planned for Newcastle, estimated to employ up to 3,500 people.

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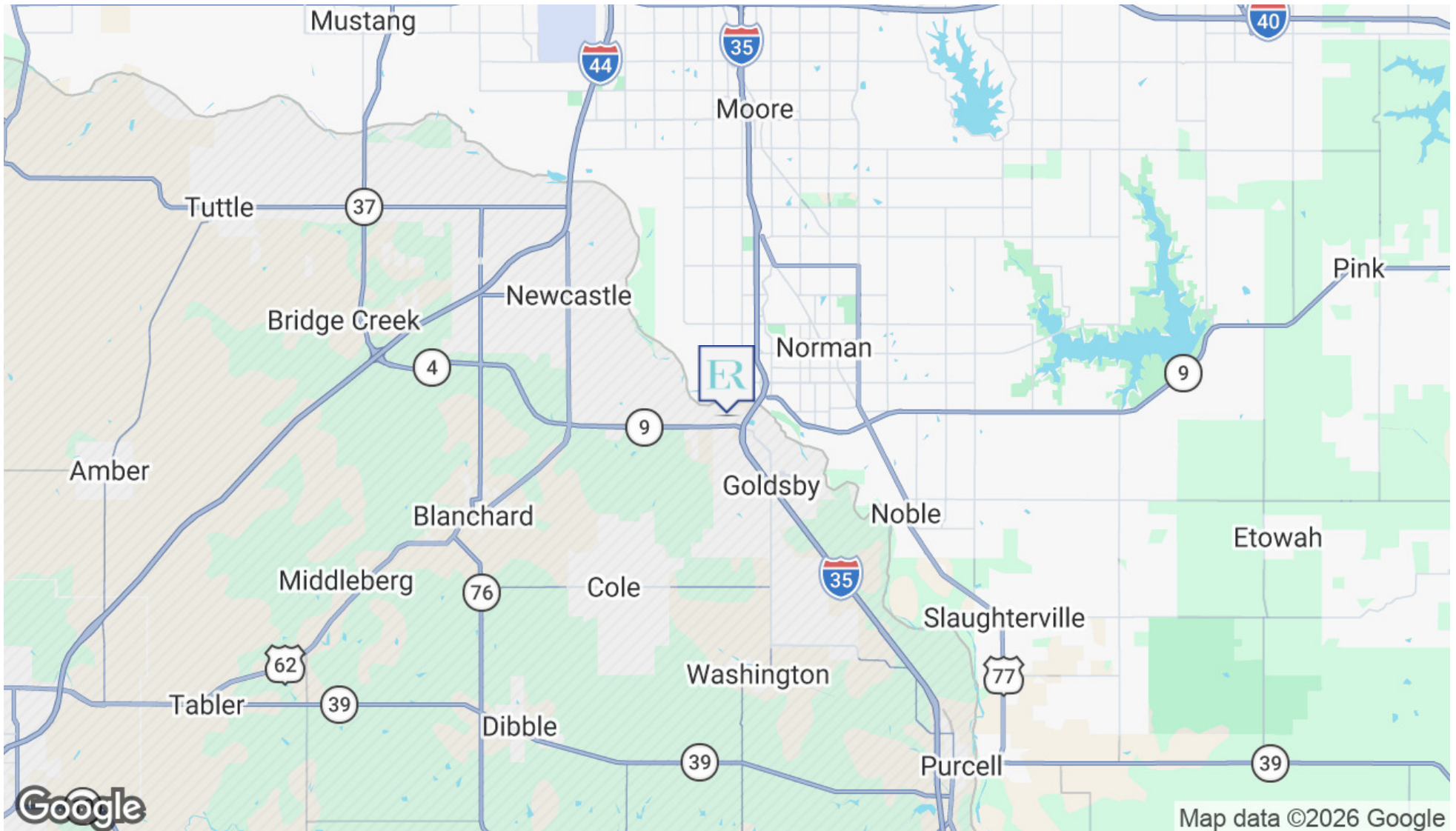
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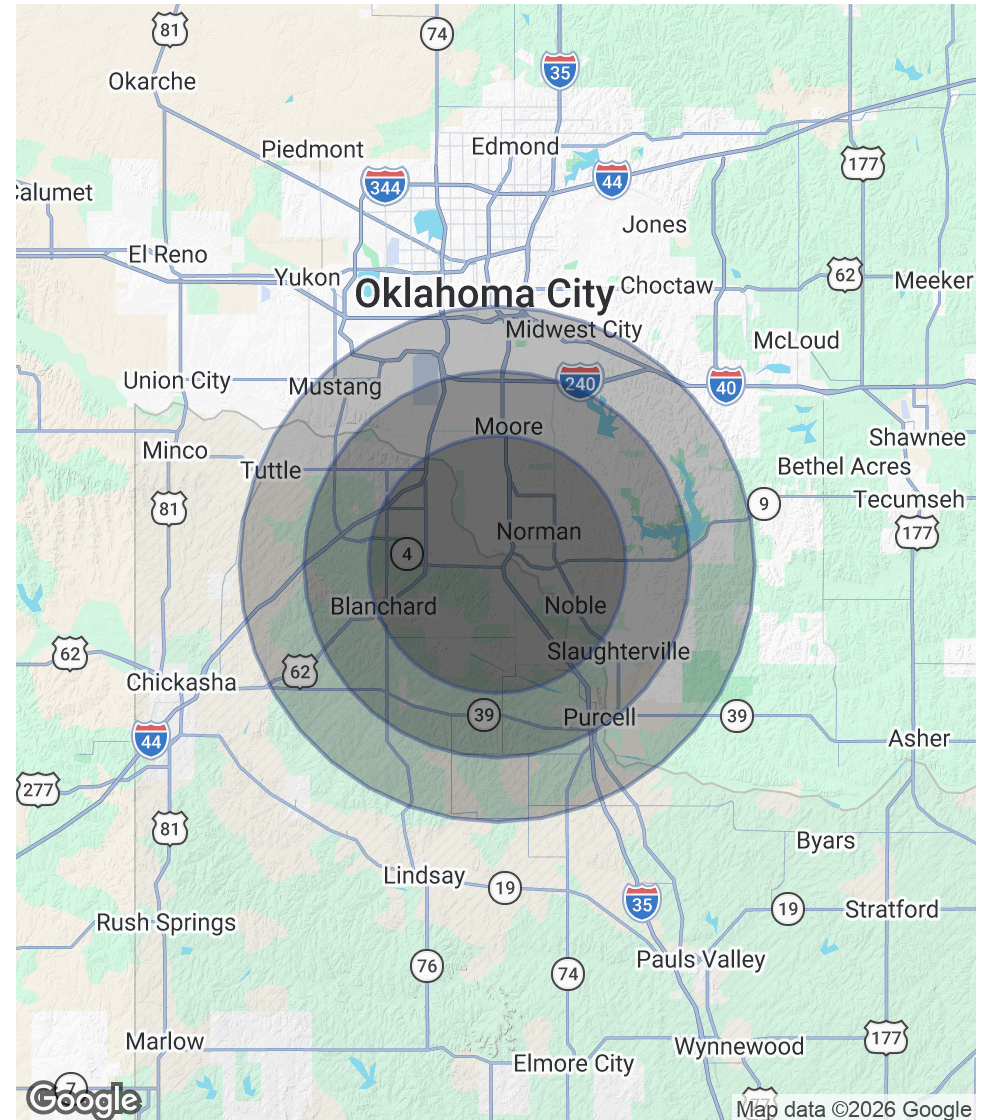
POPULATION

	10 MILES	15 MILES	20 MILES
Total Population	178,127	338,154	566,530
Average Age	34.7	36.5	35.7
Average Age (Male)	33.6	35.4	34.7
Average Age (Female)	36.2	37.7	36.7

HOUSEHOLDS & INCOME

	10 MILES	15 MILES	20 MILES
Total Households	73,578	138,570	227,463
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$75,869	\$75,510	\$67,377
Average House Value	\$185,405	\$175,864	\$151,757

2020 American Community Survey (ACS)



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