

CHOCTAW COMMERCIAL LAND

13311 NE 23rd Street, Choctaw, OK 73020

LAND FOR SALE



PROPERTY DESCRIPTION

The generous expanse of 4 acres presents endless possibilities to create a business that perfectly aligns with your vision. Whether you're envisioning flex industrial, a shopping center, office complex, or a restaurant, this property offers the canvas upon which your aspirations can flourish.

LOCATION DESCRIPTION

Located along NE 23rd Street in Choctaw, this 4.28 acre parcel of general commercial property offers an exceptional opportunity to make your entrepreneurial dreams a reality. With its ideal location, versatile zoning, and the thriving Choctaw community, this land offers boundless opportunities.

PROPERTY HIGHLIGHTS

- Outside Broker protected. 3% Commision paid.
- Corner property
- High visibility
- Flexible zoning

OFFERING SUMMARY

| | |
|----------------|-------------|
| SALE PRICE: | \$375,000 |
| LOT SIZE: | 4.28 Acres |
| PRICE PER ACRE | \$87,616.82 |
| PRICE PER SF | \$2.01 |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS | 547 | 5,482 | 19,899 |
| TOTAL POPULATION | 1,495 | 13,869 | 49,183 |
| AVERAGE HH INCOME | \$72,949 | \$77,170 | \$69,616 |

Ian Duty-Dean
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405.928.6210
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This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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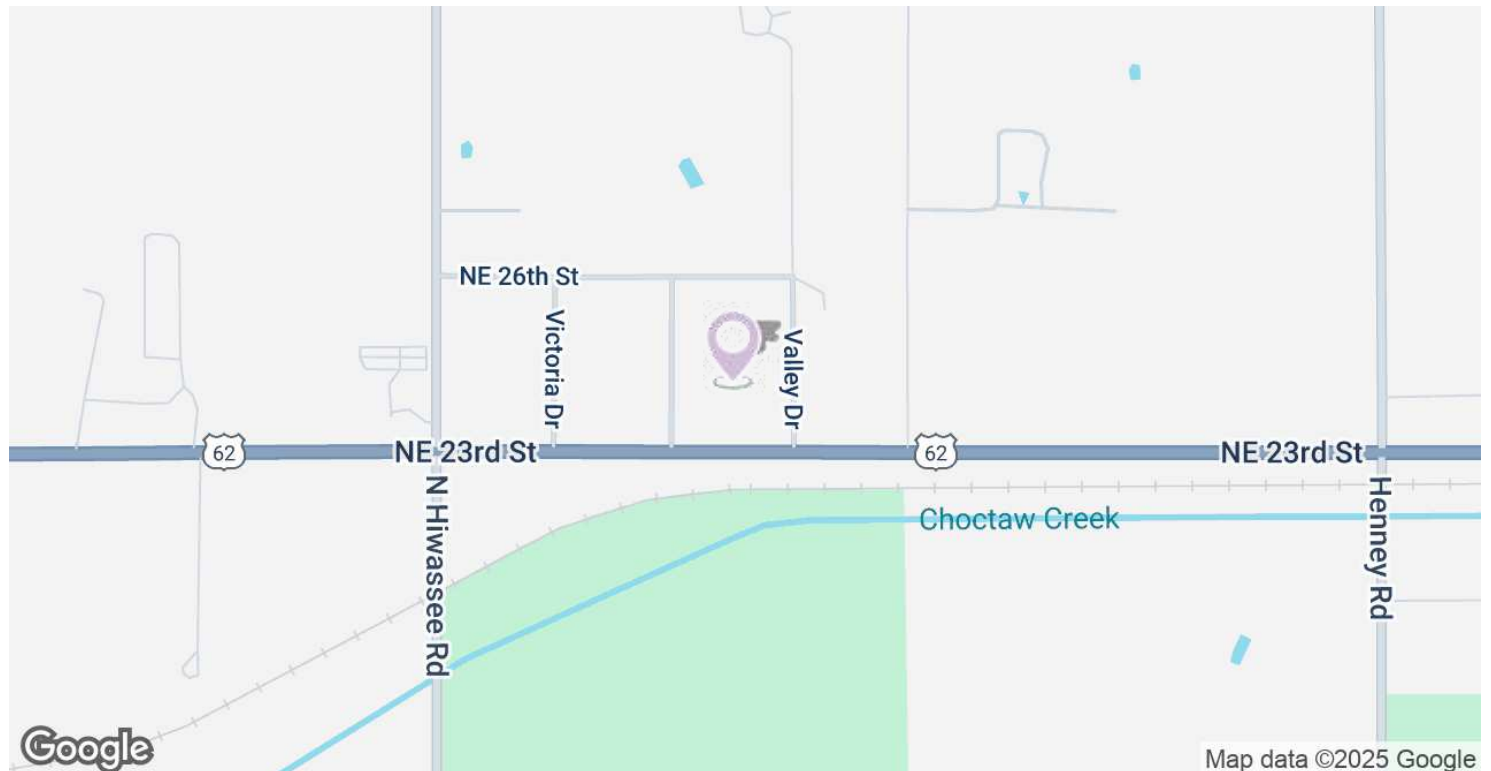


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 1,495 | 13,869 | 49,183 |
| AVERAGE AGE | 37.1 | 41.3 | 41.0 |
| AVERAGE AGE (MALE) | 30.5 | 39.4 | 39.1 |
| AVERAGE AGE (FEMALE) | 40.7 | 42.8 | 43.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 547 | 5,482 | 19,899 |
| # OF PERSONS PER HH | 2.7 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$72,949 | \$77,170 | \$69,616 |
| AVERAGE HOUSE VALUE | \$143,881 | \$162,468 | \$153,961 |

2020 American Community Survey (ACS)

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