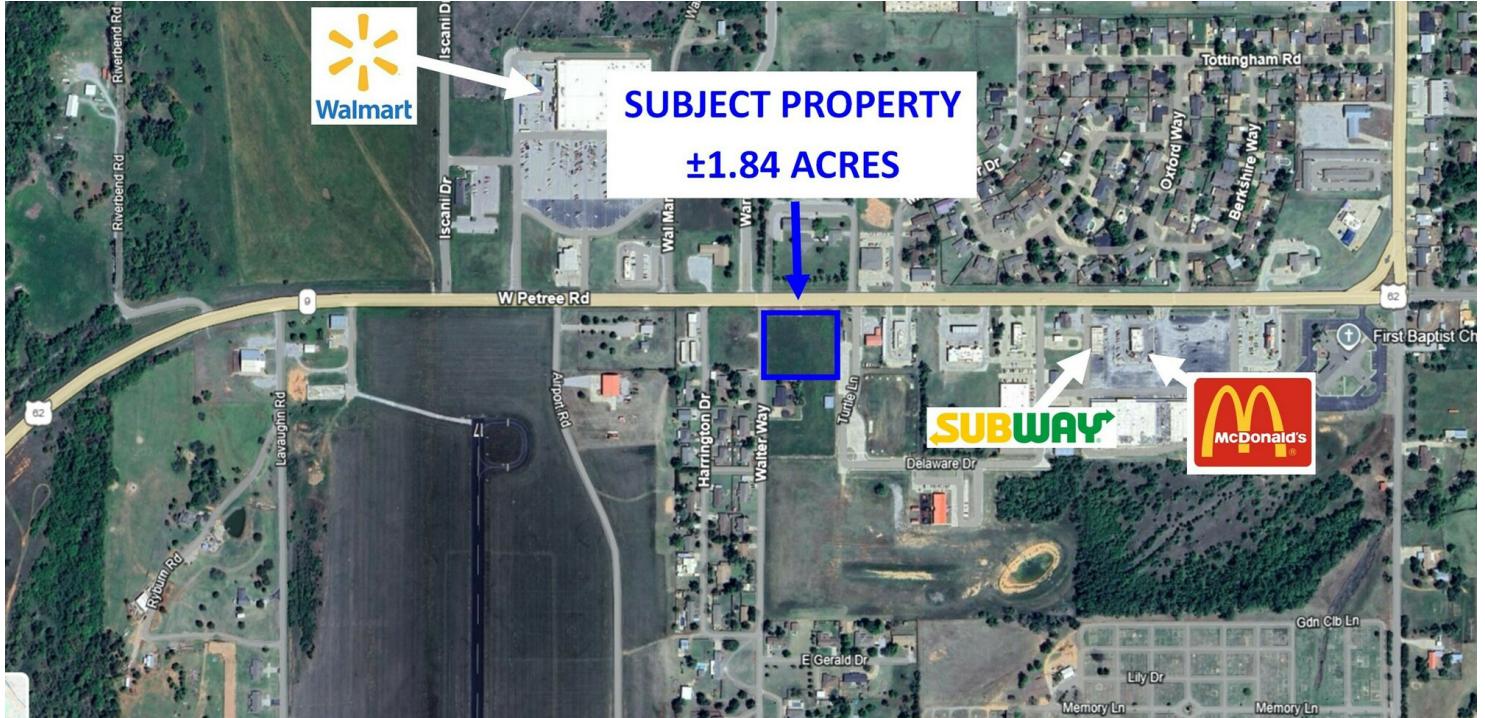


**±1.84 acres on Hwy 62
Anadarko, OK 73005**

LAND FOR SALE



OFFERING SUMMARY

Sale Price: Not Disclosed

Lot Size: 1.84 Acres

Traffic Count: 5,400

PROPERTY OVERVIEW

±1.84 acres available for sale in Anadarko, OK. This development-ready and highly accessible site is located on the hard corner of Walter Way and Petree Road (US-Hwy 62). Utilities available nearby. 297' of frontage and 20' right of way easement. Nearby businesses include Sonic Drive-Inn, Warriors Gas Station, Subway, McDonalds, Dollar Tree, Braum's, and Walmart.

PROPERTY HIGHLIGHTS

- Development-ready and highly accessible site
- 297' of frontage
- Located near Sonic Drive-Inn, McDonalds, Dollar Tree, Braum's and Walmart.

MELISSA BUSSE

580.353.6100

mbusse@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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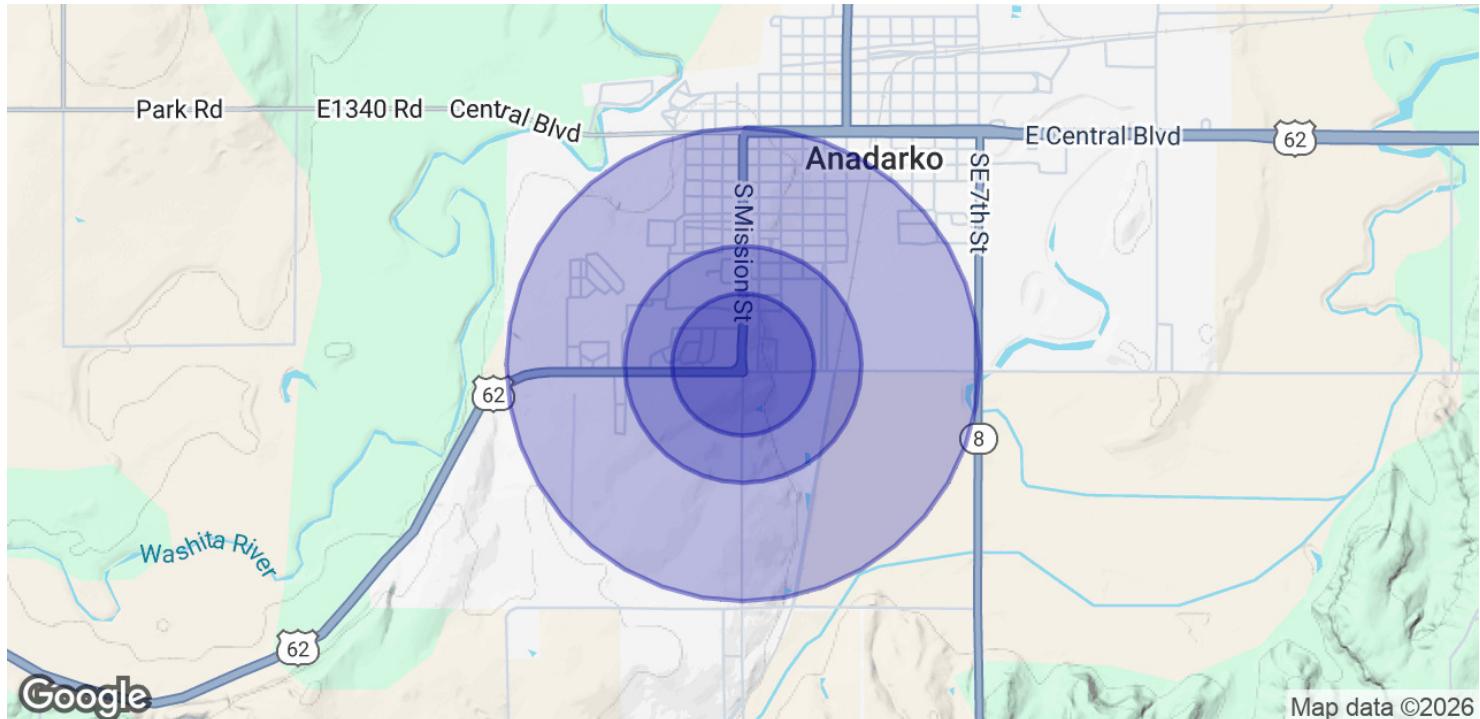
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LAND FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	274	821	3,022
Average Age	38	38	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	299	1,162
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$59,823	\$59,708	\$59,754
Average House Value	\$94,009	\$92,619	\$99,498

Demographics data derived from AlphaMap

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