



BROCHURE

2000 FREDERICK RD

LAND FOR SALE

CLAREMORE, OK 74019

PROPERTY SUMMARY



PROPERTY DESCRIPTION

3.20 AC next door to Lowe's in Claremore, OK. The site is fully platted, ready to build on and level. All city utilities are to the site with the zoning being conducive for a wide variety of commercial uses including Hotel, Multifamily, Retail & Office. The City of Claremore has just taken approx. 30,000 SF of ROW for road improvement projects around the subject property (see the map below).

Claremore has experienced steady economic growth, with its population increasing by approx. 5.16% since 2020, reaching 20,638 in 2024. The City hosts major employers such as Baker Hughes, contributing to a diversified economy that includes manufacturing and healthcare sectors. To accommodate the growth, Claremore has invested in infrastructure improvements, including transportation and utility projects, enhancing the city's appeal for business and residents. The Claremore Industrial and Economic Development Authority actively support business recruitment and expansion. Additionally, the city has seen a surge in housing development to meet the needs of its growing population, further stimulating the local economy.

OFFERING SUMMARY

Sale Price:	\$1,000,000
Price / SF:	\$7.17 PSF
Lot Size:	3.2 Acres
Zoning:	RC (Regional Commercial)
Topography:	Level
Utilities:	Sewer, Water, Electric

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,491	8,775	13,896
Total Population	3,850	22,903	36,674
Average HH Income	\$77,829	\$82,014	\$90,140

CHANDLER MOREAU

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RETAILER MAP

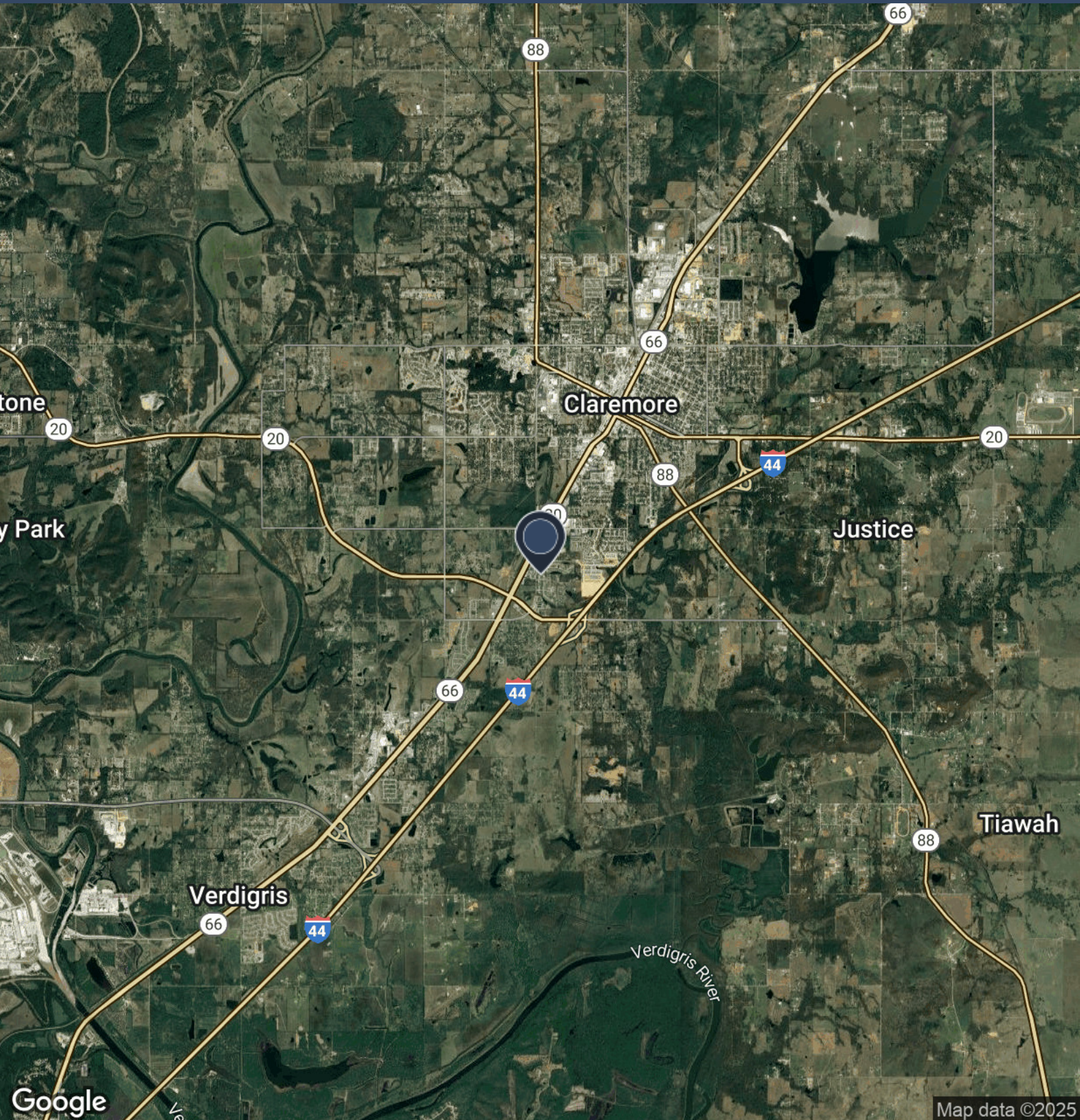


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LOCATION MAP



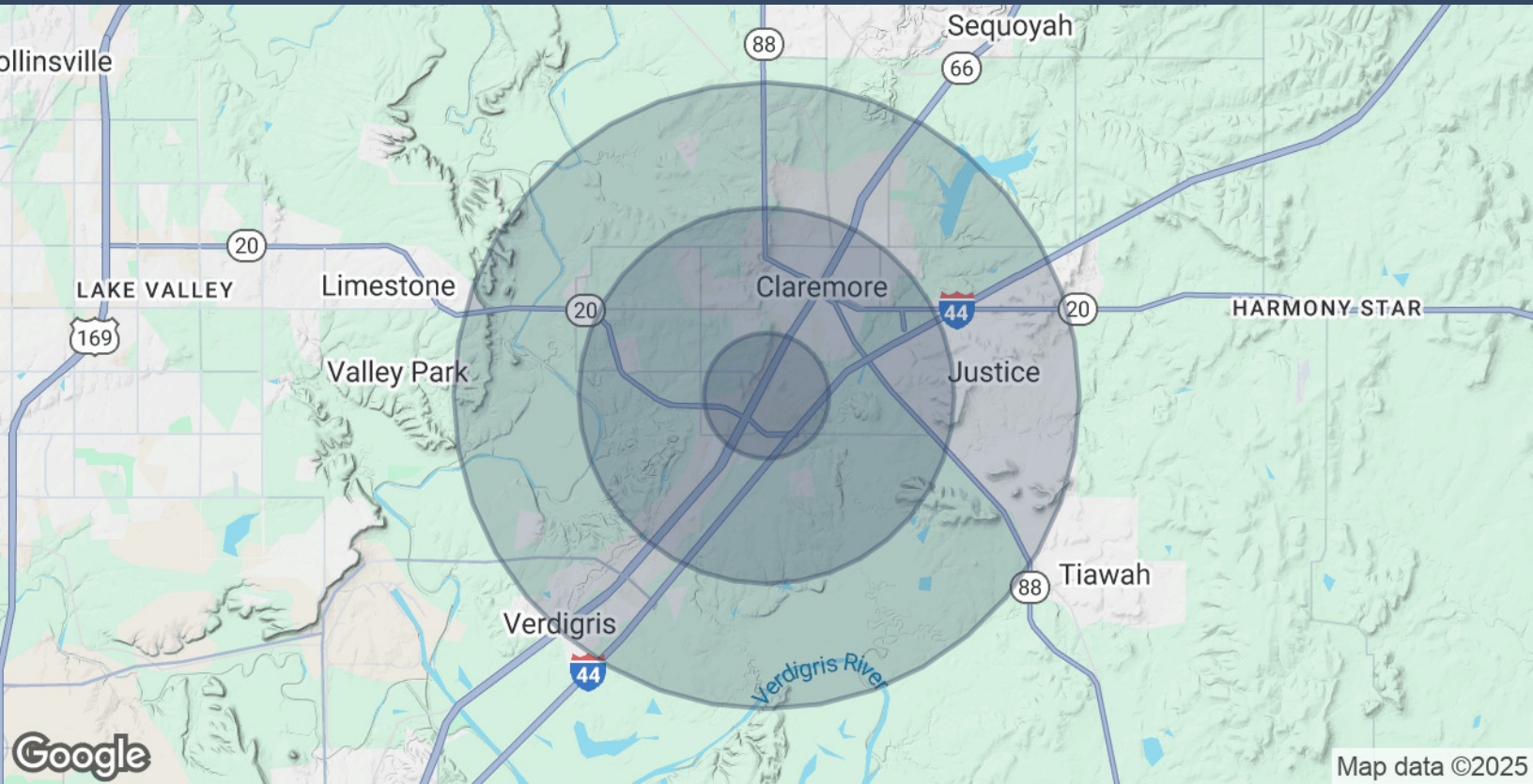
Map data ©2025

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,850	22,903	36,674
Average Age	36	39	41
Average Age (Male)	34	39	39
Average Age (Female)	37	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,491	8,775	13,896
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$77,829	\$82,014	\$90,140
Average House Value	\$198,065	\$226,243	\$245,977

Demographics data derived from AlphaMap