

FOR SALE

TAX ID: R123581100

Choctaw, OK 73020



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary Property Overview

Sale Price: \$185,000

Land Size: 2.89 Acres

Price Per SF: \$1.47

Zoning: I-L Light Ind.

For sale: Parcel ID# R123581100, a 2.89-acre commercial property located north of NE 23rd Street in Choctaw. Zoned for light industrial use, this site offers space for retail, office, or mixed-use development. Existing infrastructure streamlines construction. Situated in a busy industrial park with nearby amenities, it provides potential for returns and growth. Contact us to explore this opportunity

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

TAX ID:R123581100
Choctaw, OK 73020



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
R E A L T Y

FOR SALE

TAX ID: R123581100
Choctaw, OK 73020



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

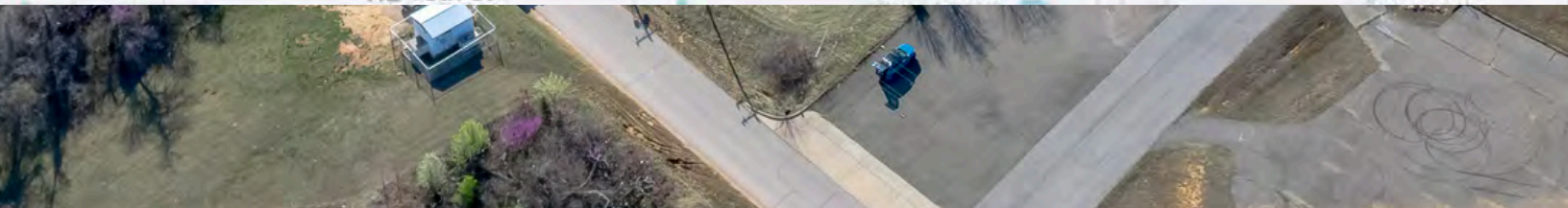
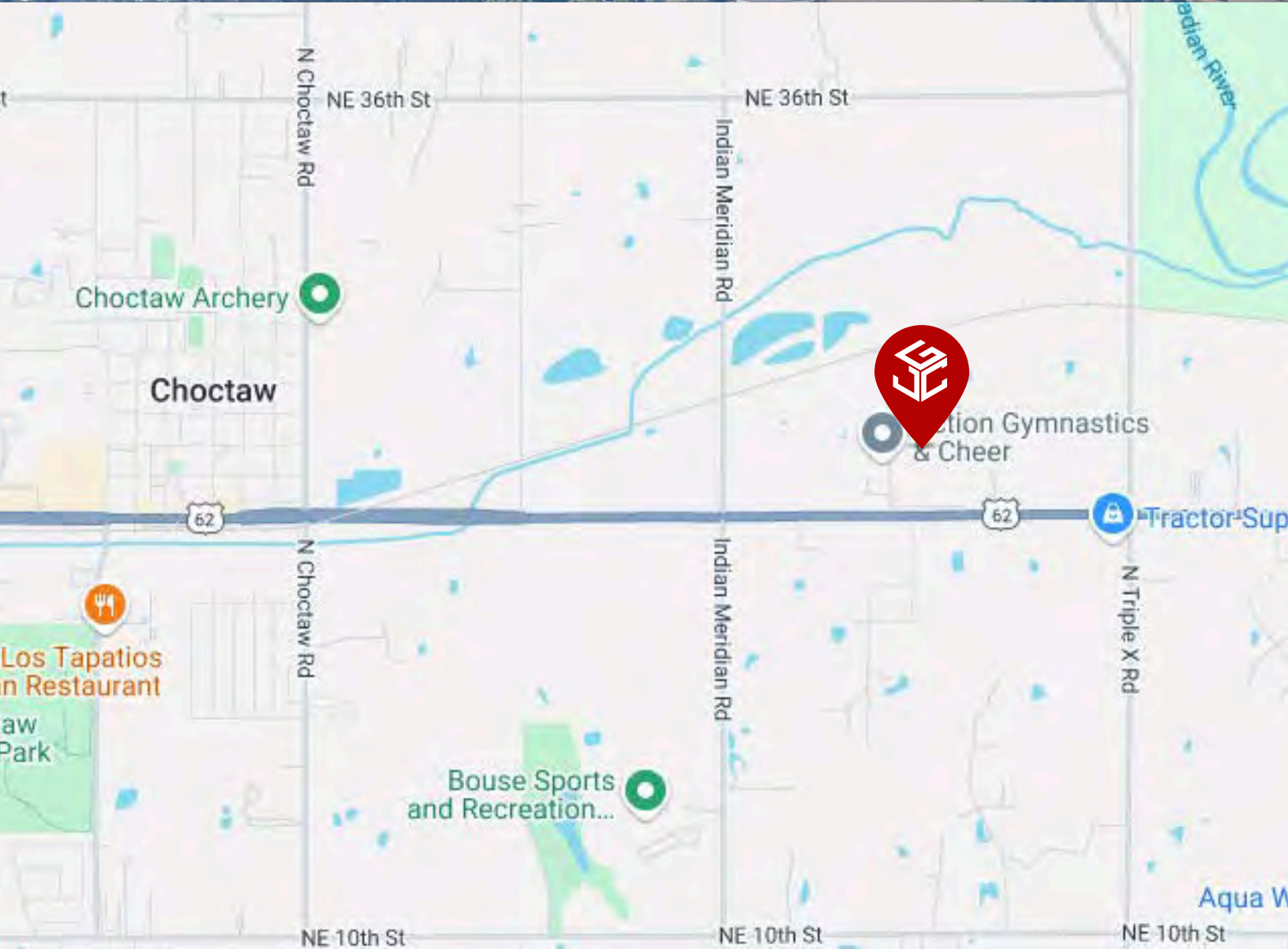
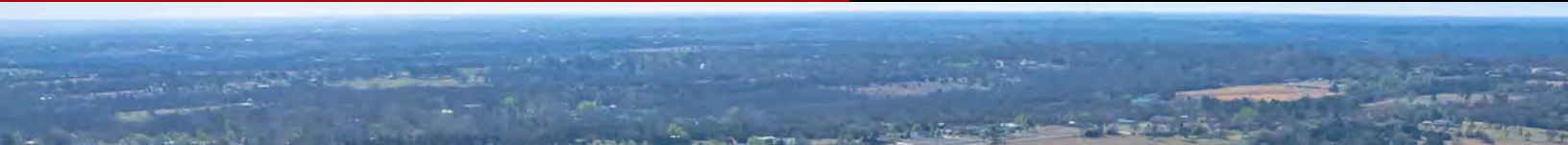
FOR SALE

TAX ID:R123581100
Choctaw, OK 73020



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
R E A L T Y

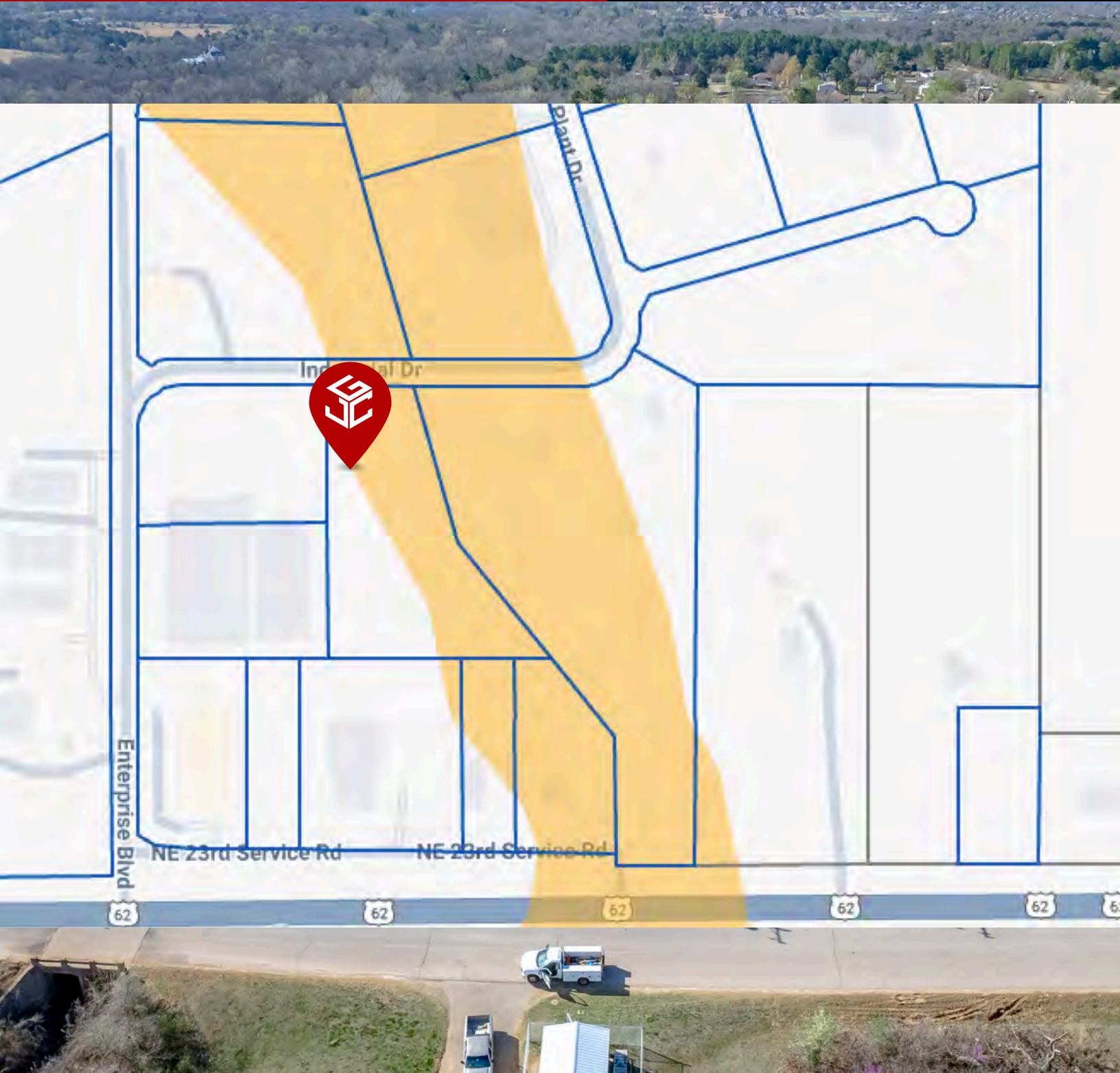
FOR SALE

TAX ID: R123581100
Choctaw, OK 73020



Johnson
Commercial Group

JohnsonCommercialGroup.com



Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

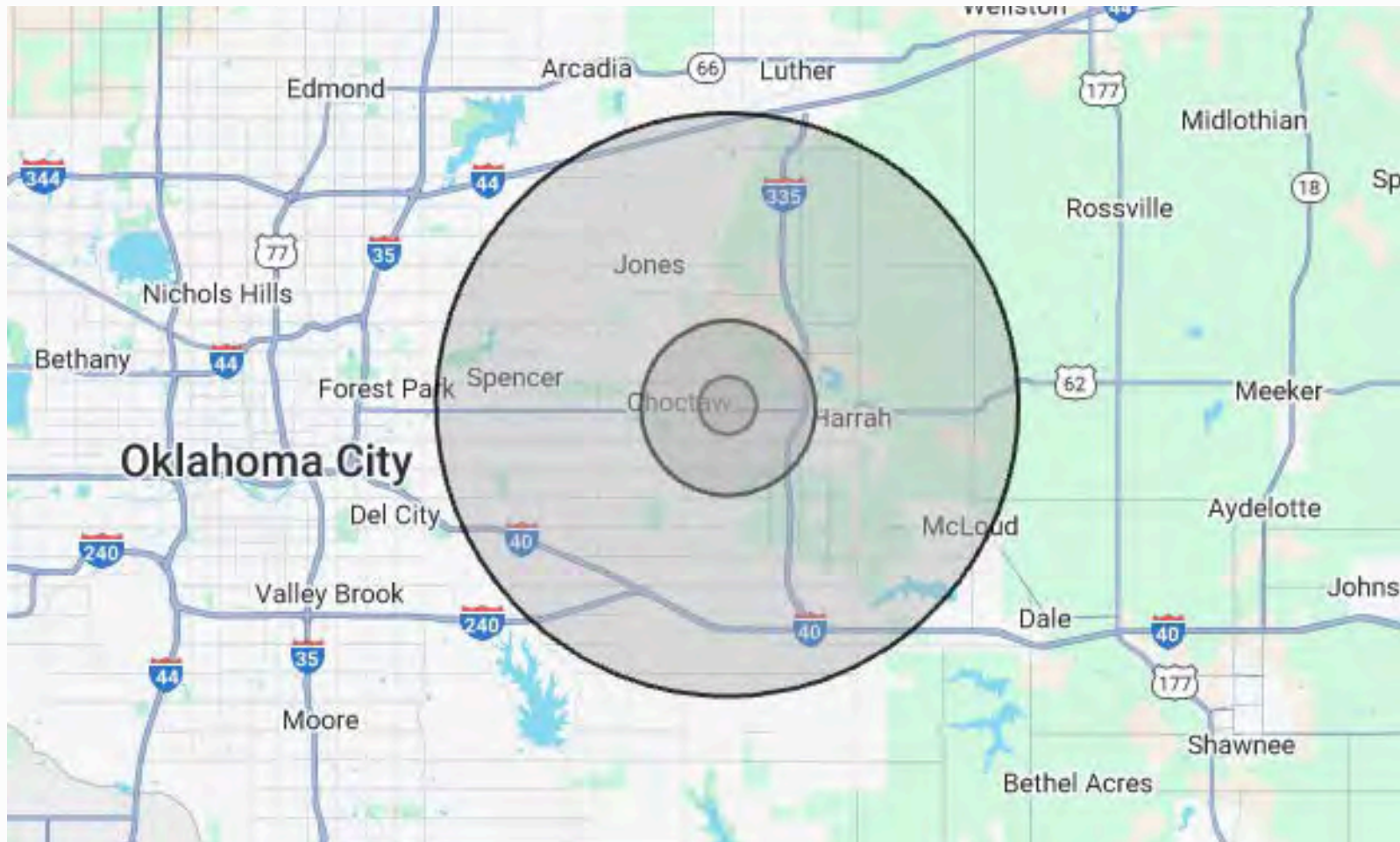
FOR SALE

TAX ID:R123581100
Choctaw, OK 73020



Johnson
Commercial Group

JohnsonCommercialGroup.com



Demographics

1 MILE

3 MILE

10 MILE

| | | | |
|------------------------|-----------|-----------|-----------|
| Population | 581 | 8,636 | 114,304 |
| Average Age | 43 | 42 | 40 |
| Employment | 274 | 2,171 | 29,174 |
| Households | 224 | 3,290 | 43,930 |
| Ave. Household Income | \$81,759 | \$102,810 | \$81,633 |
| Median Household Value | \$259,090 | \$221,675 | \$181,437 |

Traffic Count

Average Daily Volume

10,389 Vehicles

Information Provide By CoStar

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

FOR SALE

TAX ID:R123581100

Choctaw, OK 73020



Johnson
Commercial Group

JohnsonCommercialGroup.com



Disclaimer

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
R E A L T Y