



FOR SALE

Tract 1

**5.1 acres
(MOL)**

**Not
Included**

Tract 2

**3.2 acres
(MOL)**

16900 NE 23RD

16900 NE 23RD, CHOCTAW, OK 73020

**Not
Included**



BANTA PROPERTY GROUP, LLC

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

BANTA
Property Group

GREG BANTA

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PROPERTY DESCRIPTION

Two lots for sale that totals approximately 8.30 acres. Lot 1 is approximately 5.146 acres and Lot 2 is approximately 5.146 acres. Owner will consider dividing either lot into smaller parcels. The property is zoned general commercial which allows for multiple types of commercial development. These lots are adjacent to Tractor Supply.

PROPERTY HIGHLIGHTS

- Located next to Tractor Supply
- Choctaw/Harrah Trade Area
- Heavy traffic
- Frontage on both NE 23rd (Highway 62) and Triple X Road

OFFERING SUMMARY

Sale Price:	\$1,069,000
Lot Size:	8.60 Acres

SPACES	LEASE RATE		SPACE SIZE
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	405	7,939	28,325
Total Population	1,105	21,605	75,313
Average HH Income	\$64,352	\$67,471	\$64,809

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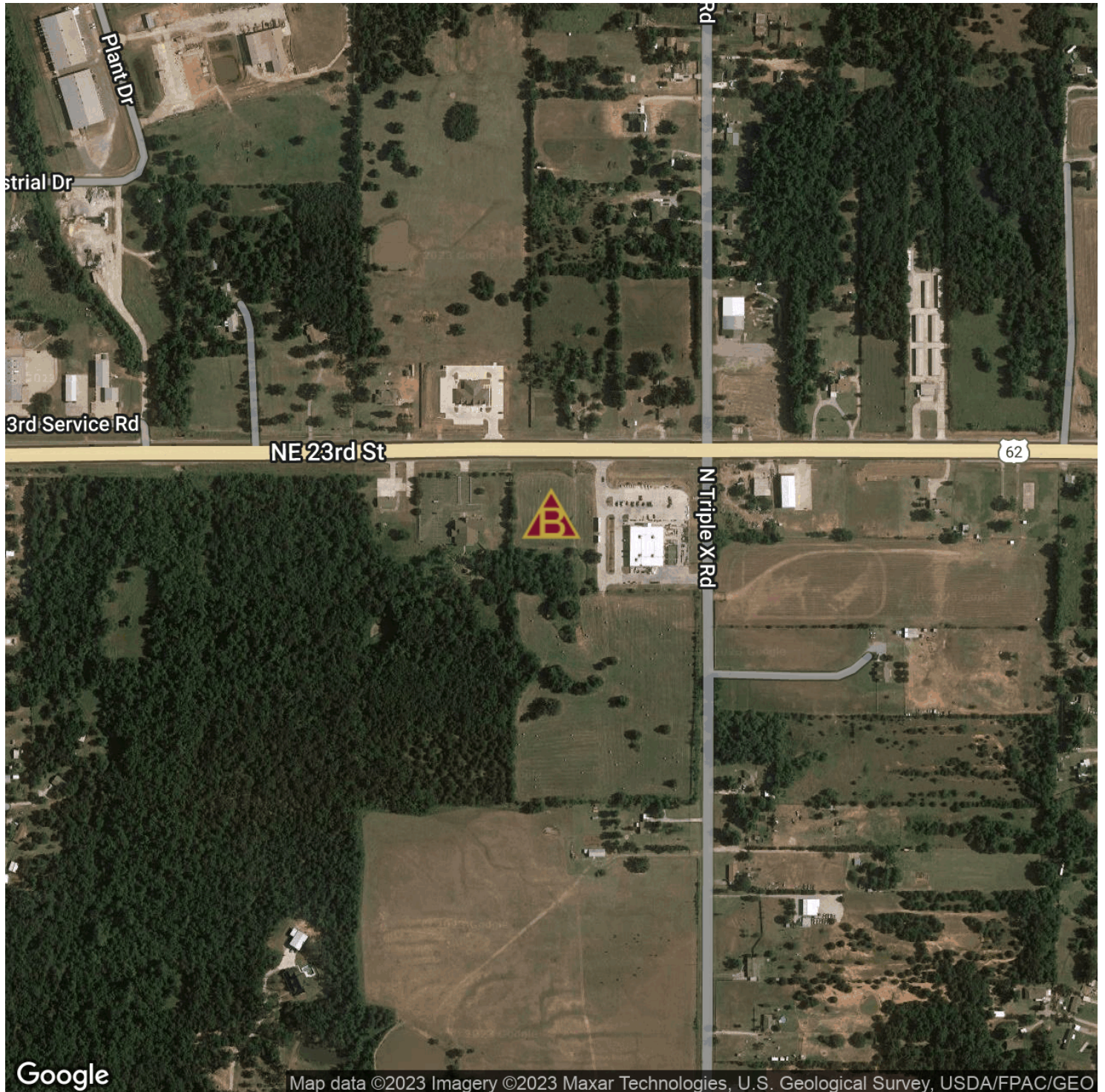
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# OF LOTS 2 TOTAL LOT SIZE 3.218 - 5.146 ACRES TOTAL LOT PRICE \$1,069,000 BEST USE -							
STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	17500 NE 23rd - Tract 1	194841000	Retail	5.146 Acres	\$649,000	General Commercial
Available	2	17500 NE 23rd - Tract 2	194841000	Retail	3.218 Acres	\$420,000	General Commercial

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