

A LAND INVESTMENT OPPORTUNITY

PONDEROSA DR & VALLEY VIEW DR

CHICKASHA, OK 73018



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OFFERING SUMMARY

Sale Price: \$155,000

Lot Size (Approx.): 3.0 Acres

Taxes (2023): \$1,159

Zoning: C-3

Flood Zone: No (Zone X)

PROPERTY HIGHLIGHTS

- 3 Acres of Land Located on the South Side of H.E. Bailey Turnpike (I-44)
- Approximately 2 Miles South of Chickasha's Downtown Business District and 0.25 Miles East of U.S. Highway 81
- Property Site is located next to the John Holt Chevrolet Car Dealership, Bank of Commerce, and Chickasha Square Shopping Center whose current tenants include Atwoods, Aaron's, and Carter Healthcare.
- Traffic Counts (vehicles/day): H.E. Bailey Turnpike (I-44) - 20,474 | U.S. Highway 81 - 17,000
- All Public Utilities are Available to the Site

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,044	5,136	820
Total Population	2,321	14,166	2,130
Average HH Income	\$69,544	\$81,003	\$90,853

JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
jjhatfield@ccim.net

(405) 640- 6167 cell
(405) 364- 5300 office

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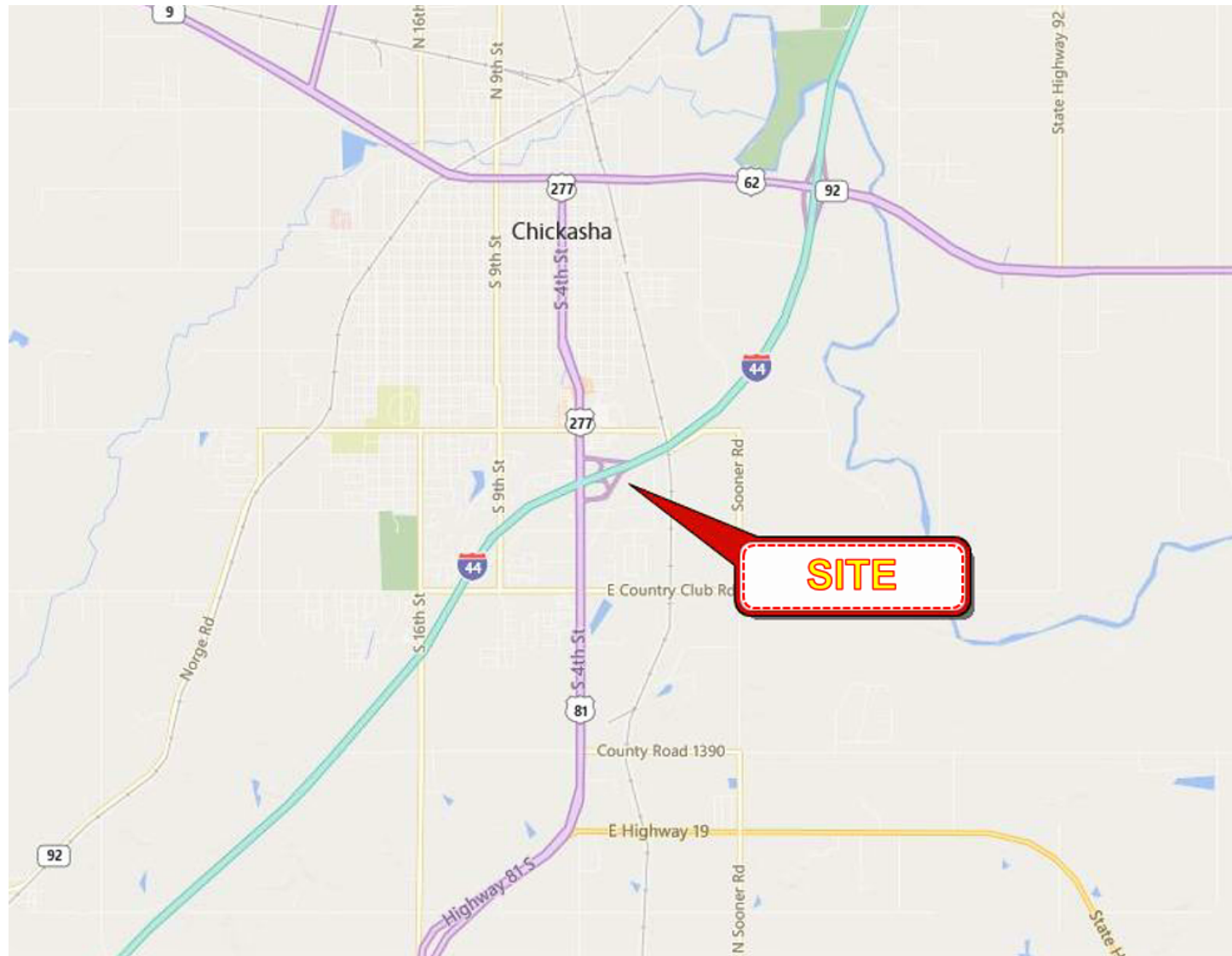
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