

A LAND INVESTMENT OPPORTUNITY

# NEWCASTLE LAND

NEWCASTLE, OK 73065







## OFFERING SUMMARY

Total Available (4 Lots): 4.5 Acres

Lot 1: \$16.50/SF | 34,455 SF

Lot 2: \$15.00/SF | 39,846 SF

Lot 3: \$15.00/SF | 44,948 SF

Lot 4: \$15.00/SF | 61,198 SF

Taxes (2023): \$565

Zoning: C-C-2 (Commercial)

Flood Zone: No (Zone X)

## PROPERTY HIGHLIGHTS

- 4.5 Acres of Prime Development Land in a Rapidly Growing Area - Located on HWY 62 (Main Street) & NE 19th Pl
- Excellent Visibility and Quality Extended Frontage on Highway 62 | Easy Access to Highway 44
- Development Land Includes a Corner Pad Site with 3 Additional Access Points Planned - NE 19th Pl (1), HWY 62 (2)
- Property Site is Near Various Stores & Restaurants | 0.5 Miles South of the Newcastle Casino
- Surrounding Businesses Include: Boom-a-rang Diner, Papa John's, Pizza Hut, San Marcos Mexican Restaurant, Ziggi's Coffee, Main St Car Wash, Integris Health Clinic, Verden Bank, Comfort Inn & Suites, Love's Travel Stop, Newcastle Casino, and more.

### JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC  
jjhatfield@ccim.net

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

**NE 19th Place**

**US HIGHWAY 62**

**LOT #1**  
34,454.4717 SF±  
(0.79± AC)

**LOT #2**  
39,845.5484 SF±  
(0.91± AC)

**LOT #3**  
44,948.4378 SF±  
(1.03± AC)

**LOT #4**  
61,198.3820 SF±  
(1.40± AC)

**LOT #5**  
15,510.0667 SF±  
(0.36± AC)

**COMMON AREA**  
DENTATION POND  
15,510.0667 SF± (0.36± AC)

**Private Drive**

**25' EASEMENT TO THE CITY OF NEWCASTLE**

**173' x 40' EASEMENT TO THE STATE OF OKLAHOMA**

**36.5' EASEMENT TO THE STATE OF OKLAHOMA**

**SITE INFORMATION:**  
195,956.9066 SF± (4.50± ACRES TOTAL)

**LOT #1** 34,454.4717 SF± (0.79± AC)  
**LOT #2** 39,845.5484 SF± (0.91± AC)  
**LOT #3** 44,948.4378 SF± (1.03± AC)  
**LOT #4** 61,198.3820 SF± (1.40± AC)  
**LOT #5** 15,510.0667 SF± (0.36± AC)

**PHASE ONE DESIGN**  
10000 N. 19th St., Suite 200, OKC, OK 73120  
Telephone: (405) 741-8707  
Email: info@phaseone.com  
www.phaseone.com

**MEMBER**  
**A I B D**  
AMERICAN INSTITUTE OF BUILT DESIGNERS  
OKLAHOMA CHAPTER  
1000 N. 19th St., Suite 200, OKC, OK 73120  
Telephone: (405) 741-8707  
Email: info@phaseone.com  
www.phaseone.com

**DEVELOPMENT FOR RNY, LLC**

**CURRENT SET DATE**  
01.04.2024

**PROPOSED LOT PLAN**

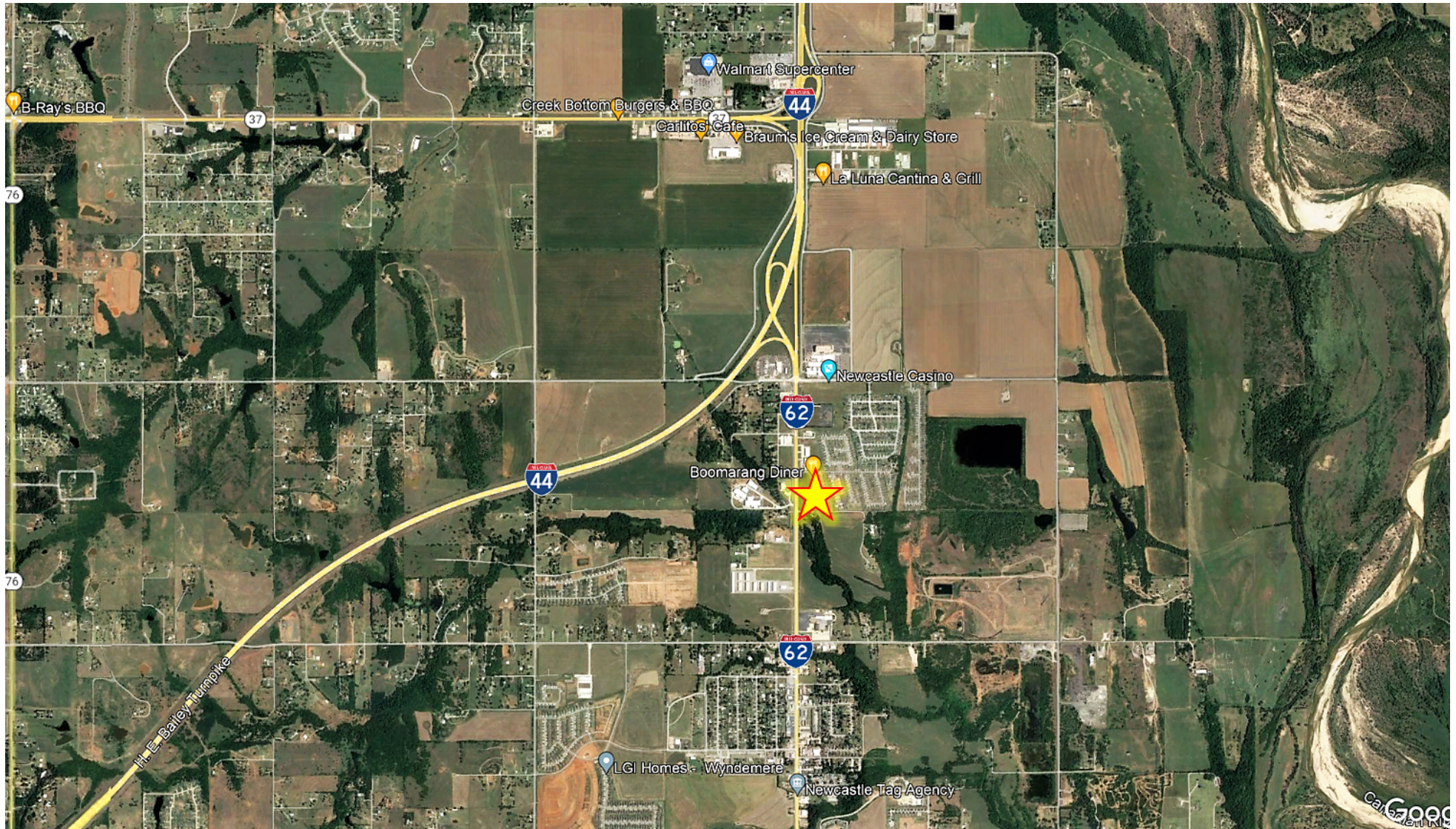


Equity Commercial Realty Advisors, LLC  
jjhatfield@ccim.net

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

The information contained herein has been obtained from the Owner and other reliable sources and is 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. Equity Commercial Realty II, LLC. All rights reserved.





**JUDY J. HATFIELD, CCIM**

Equity Commercial Realty Advisors, LLC  
jjhatfield@ccim.net

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