

CHOCTAW MARKETPLACE

2655 LANE ROSS BOULEVARD, CHOCTAW, OK 73020



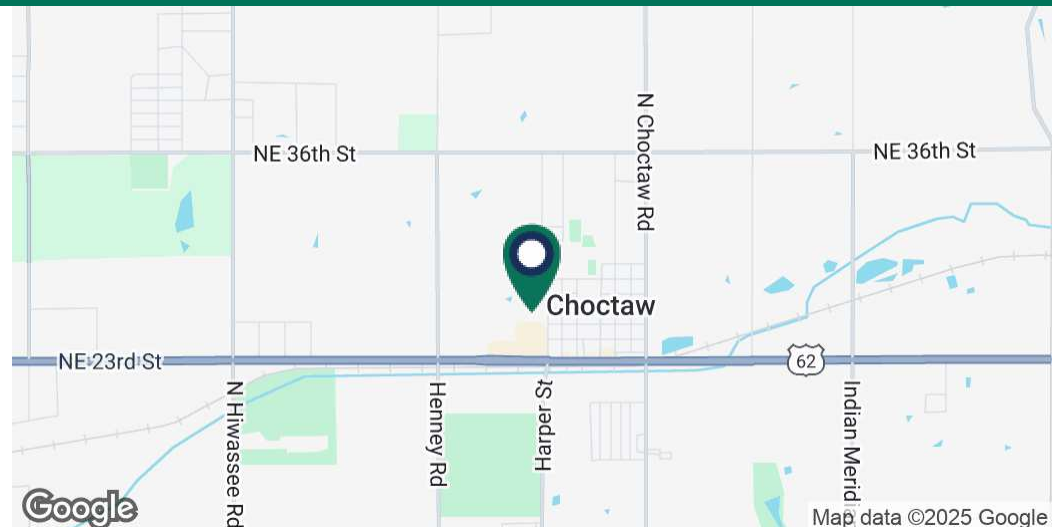
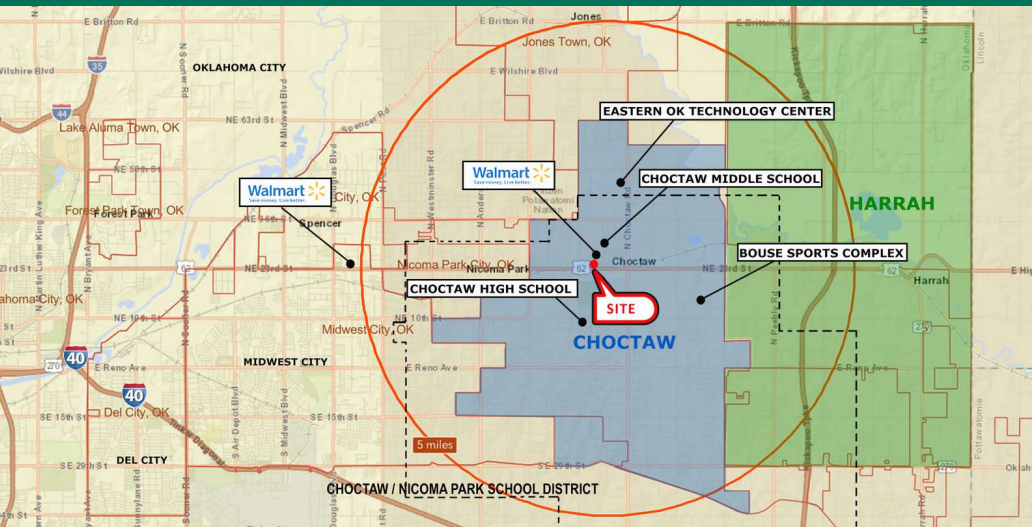
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Sale Price
\$600,000 - \$800,000

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PROPERTY DESCRIPTION

Located at the intersection of NE 23rd Street and Market Boulevard, this prime site in Choctaw, Oklahoma, presents an outstanding opportunity for medical and hotel development in a high-growth market. Just 14 miles from downtown Oklahoma City and 8 miles from Tinker Air Force Base, the area attracts professionals, commuters, and visitors in need of quality healthcare services and accommodations. With an impressive average household income of \$107,587 within a 3-mile radius, Choctaw offers a strong consumer base with demand for premium amenities. Additionally, Walmart, the area's primary retail anchor, brings in 1.8 million visitors annually, ensuring steady traffic and visibility. This highly visible and accessible location is ideal for a hotel or medical facility looking to capitalize on the city's economic expansion and increasing demand for services.

PROPERTY HIGHLIGHTS

- Construction of Lane Ross Blvd
- Parcels are graded
- Utilities are available at the property line
- Stormwater conveyance installed

OFFERING SUMMARY

Sale Price:	\$600,000 - \$800,000	
Combined Lot Size:	4.98 Acres	
Lot 8:	\$800,000	2.97 Acres
Lot 9:	\$600,000	2.01 Acres

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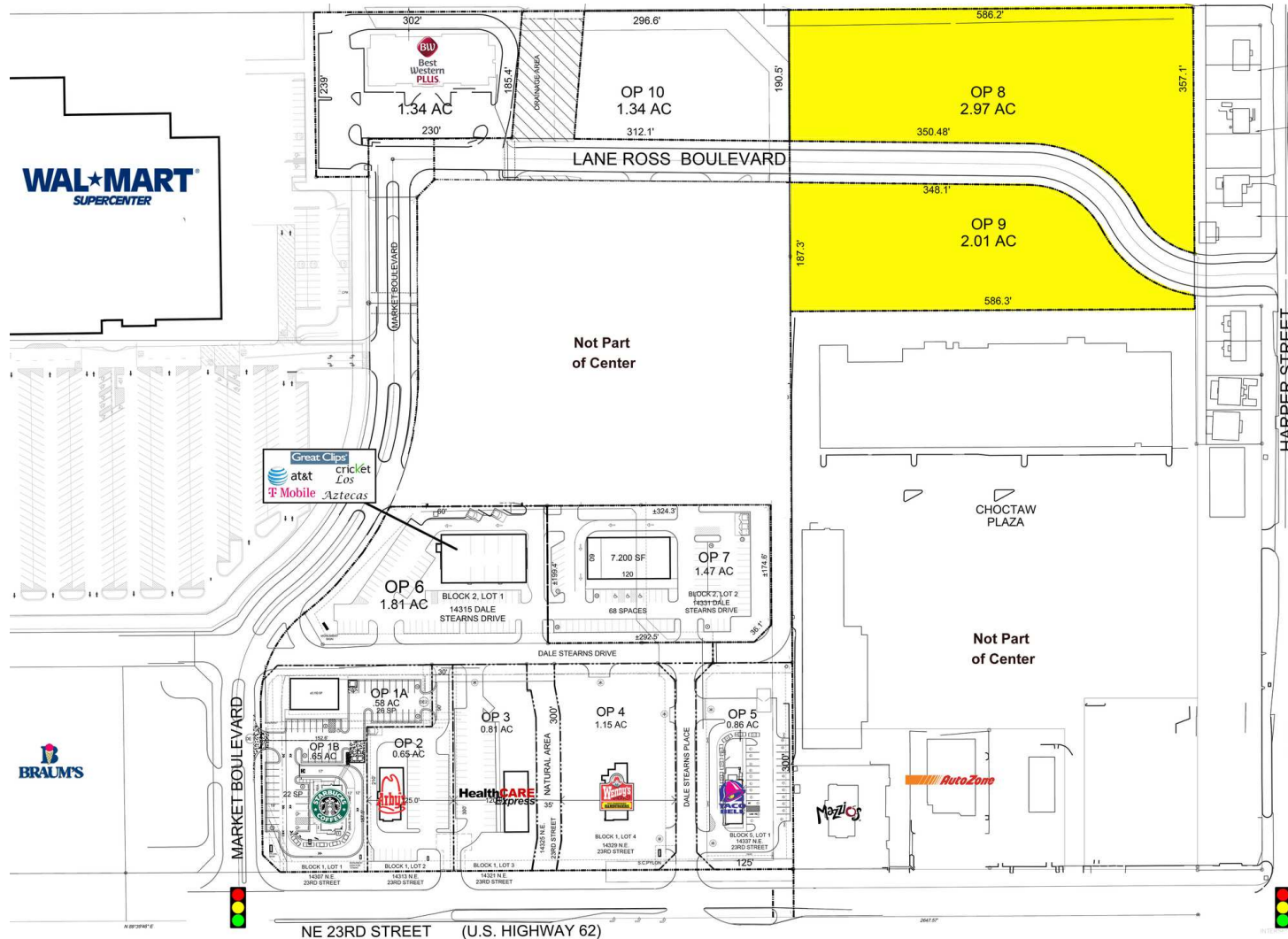
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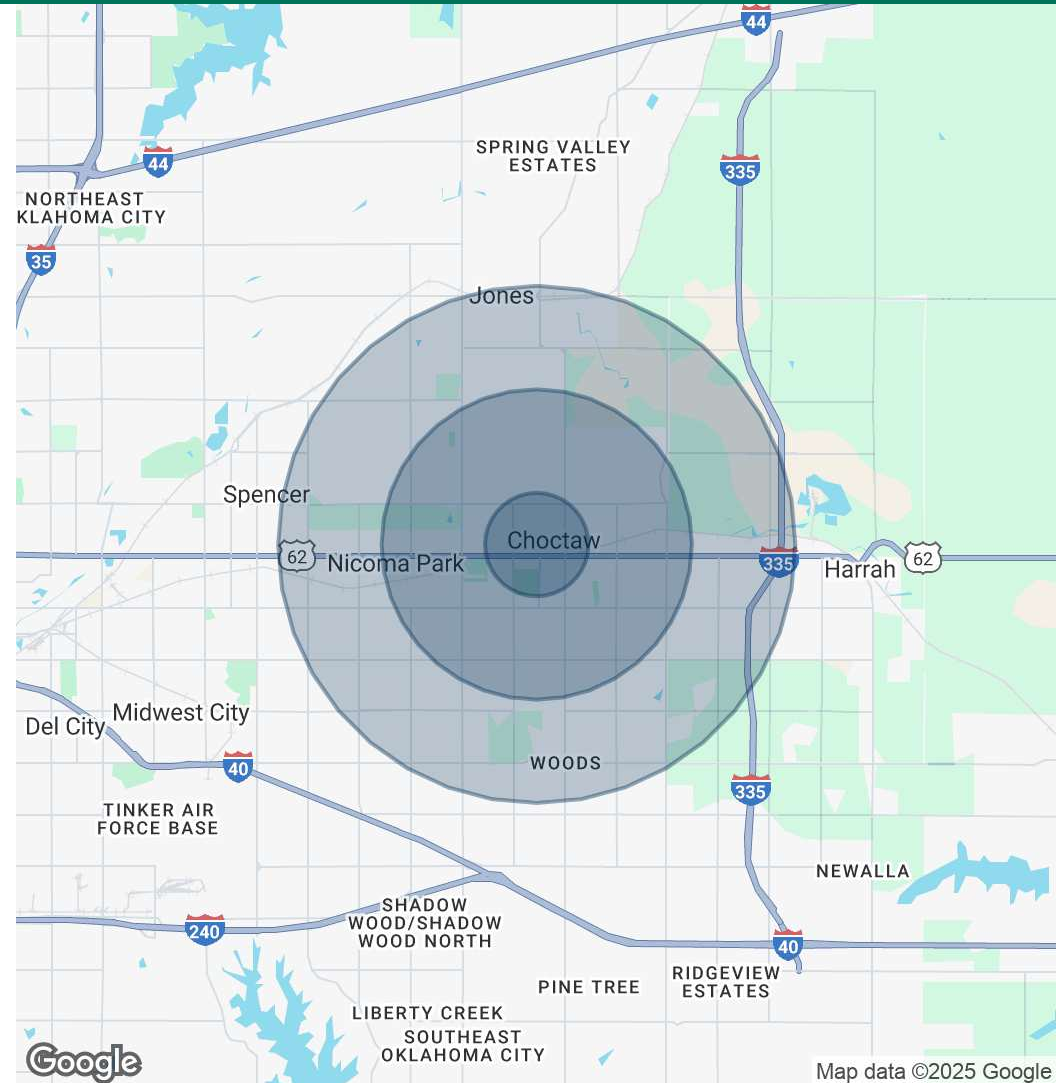
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,582	11,397	40,212
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,024	4,358	15,386
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$96,175	\$107,587	\$100,597
Average House Value	\$219,855	\$274,112	\$266,331

Demographics data derived from AlphaMap

04042025



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