

### CHOCTAW MARKETPLACE

2655 LANE ROSS BOULEVARD, CHOCTAW, OK 73020



**BRANDY RUNDEL**  
retail leasing associate  
brundel@priceedwards.com  
O: 405.990.5337 C: 405.990.5337

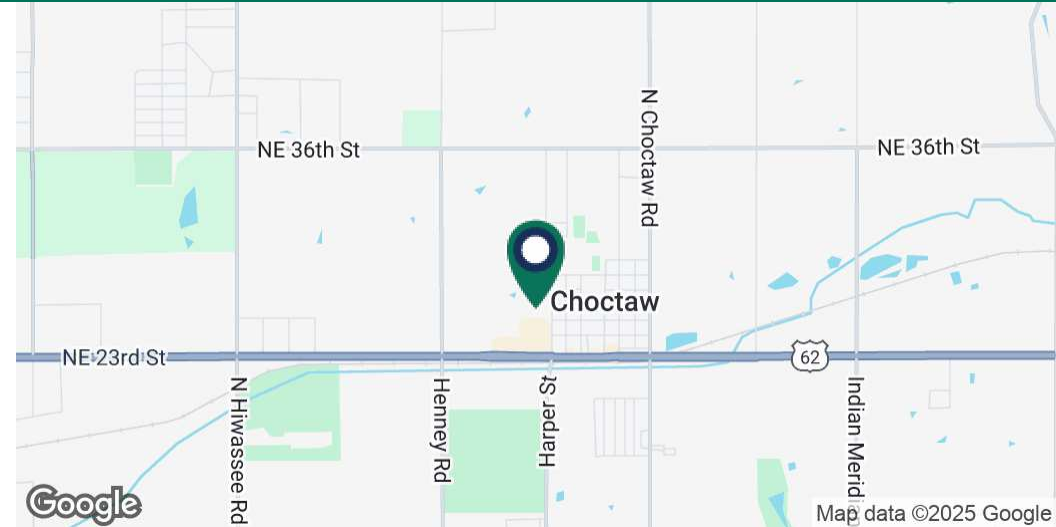
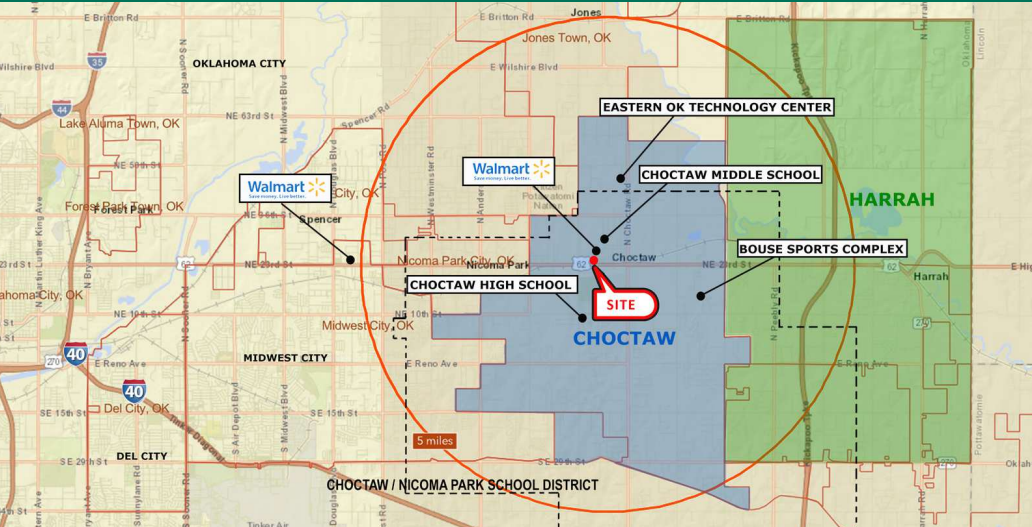
**MONICA WITTRICK**  
Leasing & Sales associate  
mwittrick@priceedwards.com  
O: 405.843.7474

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



## CHOCTAW MARKETPLACE

2655 LANE ROSS BOULEVARD, CHOCTAW, OK 73020



### 2 OUTPARCELS FOR SALE

We're excited to highlight an outstanding commercial opportunity in Choctaw, Oklahoma – a vibrant, fast-growing community just minutes from the OKC metro.

As one of the oldest chartered towns in Oklahoma, Choctaw blends small-town charm with the strategic benefits of proximity to a major market. With a surge in population growth, infrastructure investment, and retail momentum, this property is ideally positioned for:

Medical Offices or Clinics   Hospitality / Hotel Development  
Self-Storage Facilities   Senior Garden Homes or Assisted Living

Choctaw continues to attract both families and developers thanks to its business-friendly climate, access to I-40, and expanding residential base. This is the kind of location where your project won't just succeed – it will thrive.

#### BRANDY RUNDEL

brundel@priceedwards.com  
O: 405.990.5337 C: 405.990.5337

#### MONICA WITTROCK

mwittrock@priceedwards.com  
O: 405.843.7474

### PROPERTY HIGHLIGHTS

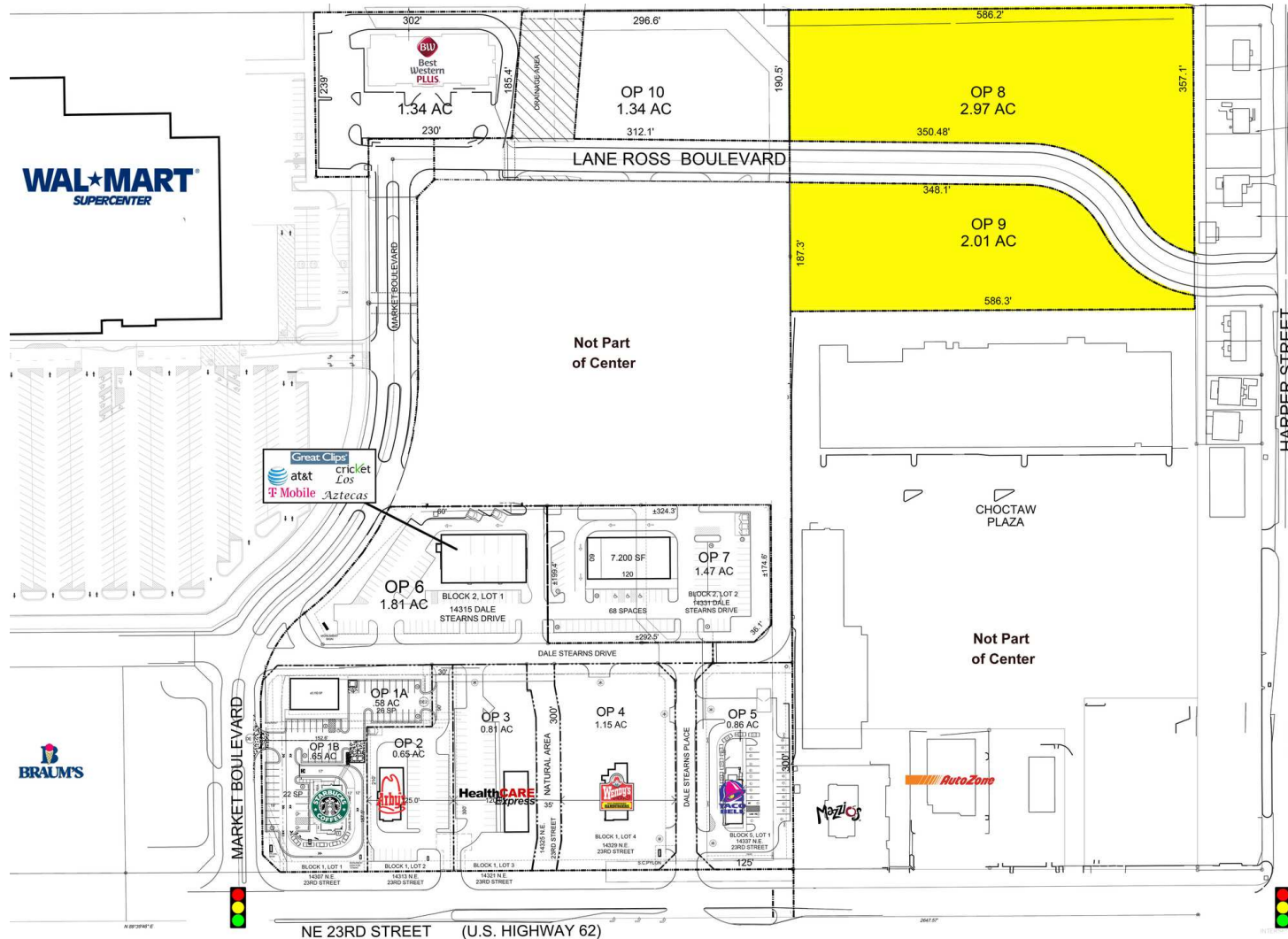
- Construction of Lane Ross Blvd
- Parcels are graded
- Utilities are available at the property line
- Stormwater conveyance installed

### OFFERING SUMMARY

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

## CHOCTAW MARKETPLACE

2655 LANE ROSS BOULEVARD, CHOCTAW, OK 73020



**BRANDY RUNDEL**

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

**MONICA WITTRICK**

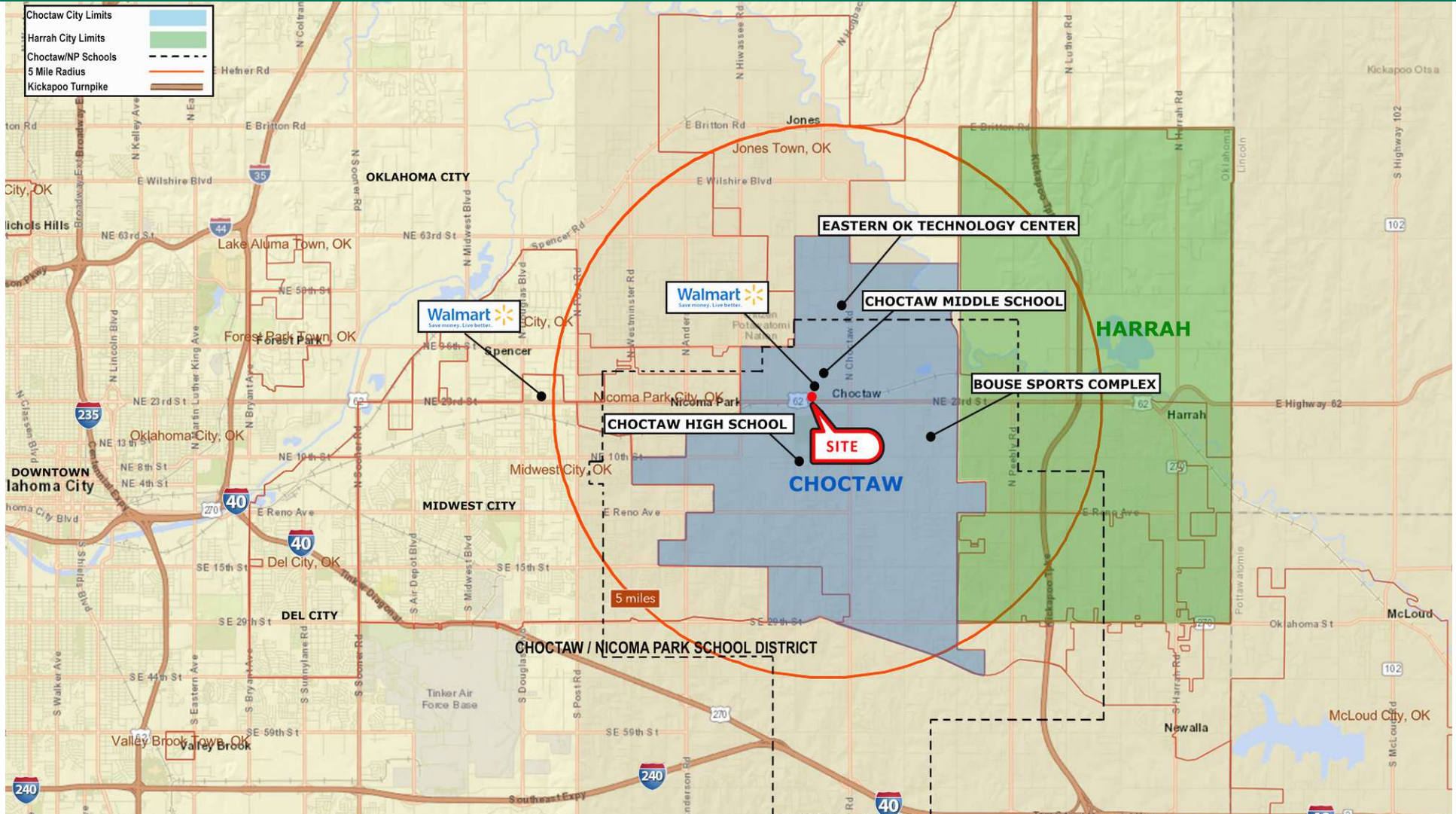
mwittrick@priceedwards.com

O: 405.843.7474



## CHOCTAW MARKETPLACE

2655 LANE ROSS BOULEVARD, CHOCTAW, OK 73020



**BRANDY RUNDEL**

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

**MONICA WITTRICK**

mwittrock@priceedwards.com

O: 405.843.7474

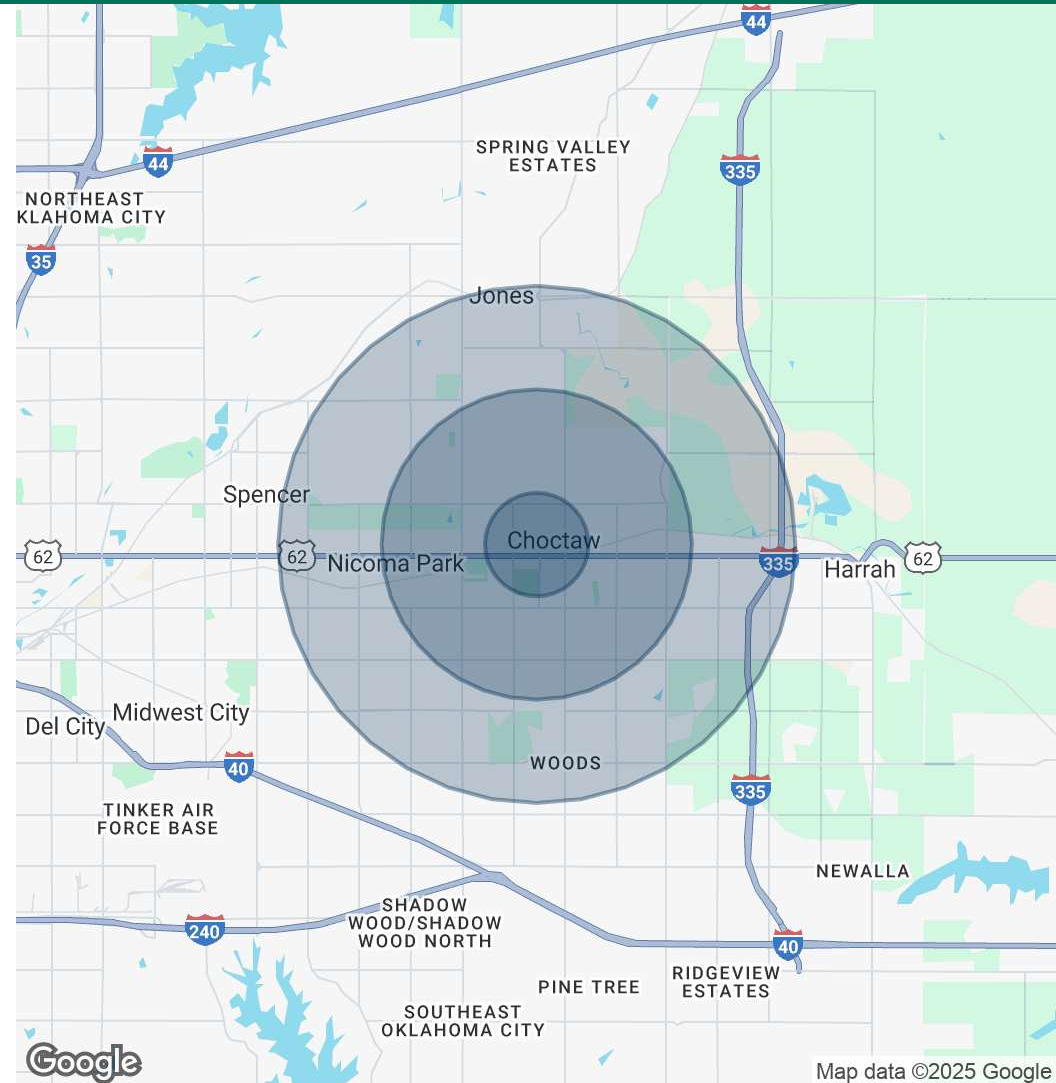
### CHOCTAW MARKETPLACE

2655 LANE ROSS BOULEVARD, CHOCTAW, OK 73020

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

07092025



Map data ©2025 Google

#### BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

#### MONICA WITTROCK

mwittrock@priceedwards.com

O: 405.843.7474