

2900 PLANT DRIVE CHOCTAW, OK 73020

Industrial Land For Sale

34 Acres MOL +/- with 18,089 SF Warehouse

Sales Price: \$2,651,040 (\$1.79/SF)



NAIRED

COMMERCIAL
REAL ESTATE

NAIRED

405.840.0600

NAIRED.COM

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PROPERTY HIGHLIGHTS

- 34 Acres MOL +/-
- Quick Access to Kickapoo Turnpike, I-40 and I-44
- Rail Spur Can Be Made Available
- Heavy Industrial Zoning (I-2)
- Detention Pond on Site
- Located in an Industrial Park

- Includes 18,089 SF Building
- 80' x 200' Concrete Slab
- 3 Grade Level Door
- 1 Dock High Door
- 18' Clear Ceiling Height
- Fenced Yard

LOCATION HIGHLIGHTS

- Just 10 Miles from Tinker Air Force Base and 20 Minutes from Downtown OKC
- One of the Fastest-Growing Cities in the Oklahoma City Metro
- Steady Population Growth and Increasing Household Income
- Major thoroughfares and High Traffic Corridors running through the City
- Proximity to a Skilled Labor Pool from Eastern OKC and Midwest City
- Ongoing Development in Schools, Parks, and Infrastructure
- Safe Neighborhoods, Quality Schools, and a Family-Friendly Environment

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4/9/2025

Sewer Lines by Type

Gravity

Sewer Lines by Size

Gravity, 18"

Gravity, 12"

Gravity, Unknown

Water Mains by Size

City of Chotaw, 12"

City of Chotaw, 10"

City of Chotaw, 6"

Water Mains by City

City of Chotaw

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

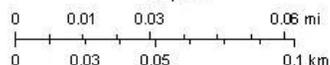
High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

Maxar, Microsoft

1:2,375



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	528	8,236	25,056
AVERAGE HOUSEHOLD INCOME	\$81,680	\$102,310	\$97,993
TOTAL HOUSEHOLDS	205	3,140	9,504

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