

2900 PLANT DRIVE
CHOCTAW, OK 73020

29.5 AC I-2 Industrial | IOS Land + Warehouse
| Kickapoo Turnpike, Choctaw OK

18,089 SF on 29.5 Acres MOL

Sales Price: \$2,300,185 (\$1.79/SF)

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

AMIR SHAMS
405.313.0333
AMIR@NAIRED.COM

ZAC MCQUEEN
405.476.9199
ZAC@NAIRED.COM

MASON CONWAY
405.531.6272
MASON@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	18,089 SF +/-
LOT SIZE	29.5 ACRES +/-
DOORS	(3) GRADE LEVEL & (1) DOCK HIGH
ZONING	I-2
CEILING HEIGHT	18'

PROPERTY HIGHLIGHTS

- 29.5 +/- Acres I-2 Zoning
- Kickapoo Turnpike frontage
- 18,089 SF Warehouse with 3 grade-level doors, 1 dock-high door, 18' clear height.
- 80' x 200' Concrete slab on site
- City Utilities Served
- Rail Ready Access

LOCATION HIGHLIGHTS

- Kickapoo Turnpike Frontage
- 10 Miles from Tinker Air Force Base
- Eastern OKC/Midwest City Labor Pool
- Limited Competing I-2 inventory

DEMOGRAPHICS



POPULATION

1 MILE: 548
3 MILES: 8,520
5 MILES: 26,575



AVERAGE HOUSEHOLD INCOME

1 MILE: \$103,207
3 MILES: \$117,110
5 MILES: \$115,807



TOTAL HOUSEHOLDS

1 MILE: 214
3 MILES: 3,252
5 MILES: 10,093



1.5 MILES FROM I-335
6 MILES FROM I-40
11 MILES FROM I-44

2900 PLANT DRIVE



2900 PLANT DRIVE AERIAL

