2900 PLANT DRIVE
CHOCTAW, OK 73020



29.5 Acres I-2 Industrial Land + Warehouse For Sale

18,089 SF on 29.5 Acres +/-

Sales Price: $2,500,000 ($1.95/SF)

NAIRED COMMERCIAL REAL ESTATE

405.840.0600 | NAIRED.COM

JACK REININGER
405.301.6929
JACK@NAIRED.COM

DARRYL MEASON
405.205.9440
DARRYL@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	18,089 SF +/-
LOT SIZE	29.5 ACRES +/-
DOORS	(5) GRADE LEVEL & (3) DOCK HIGH
ZONING	I-2
CEILING HEIGHT	18’

PROPERTY HIGHLIGHTS

- 29.5 +/- Acres I-2 Zoning
- Quick Access to Kickapoo Turnpike, I-40 & I-44
- 80’ x 200’ Concrete Slab on Site
- Easement for Rail Spur
- Heavy Industrial Zoning
- City Utilities

LOCATION HIGHLIGHTS

- Just 10 Miles from Tinker Air Force Base and 20 Minutes from Downtown OKC
- Limited Competing I-2 Inventory
- Eastern OKC/Midwest City Labor Pool
- Major thoroughfares and high-traffic corridors running through the city

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

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

2900 PLANT DRIVE - PHOTOS









2900 PLANT DRIVE - AERIAL



NAIRED COMMERCIAL REAL ESTATE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contrained therein are any to be implied.