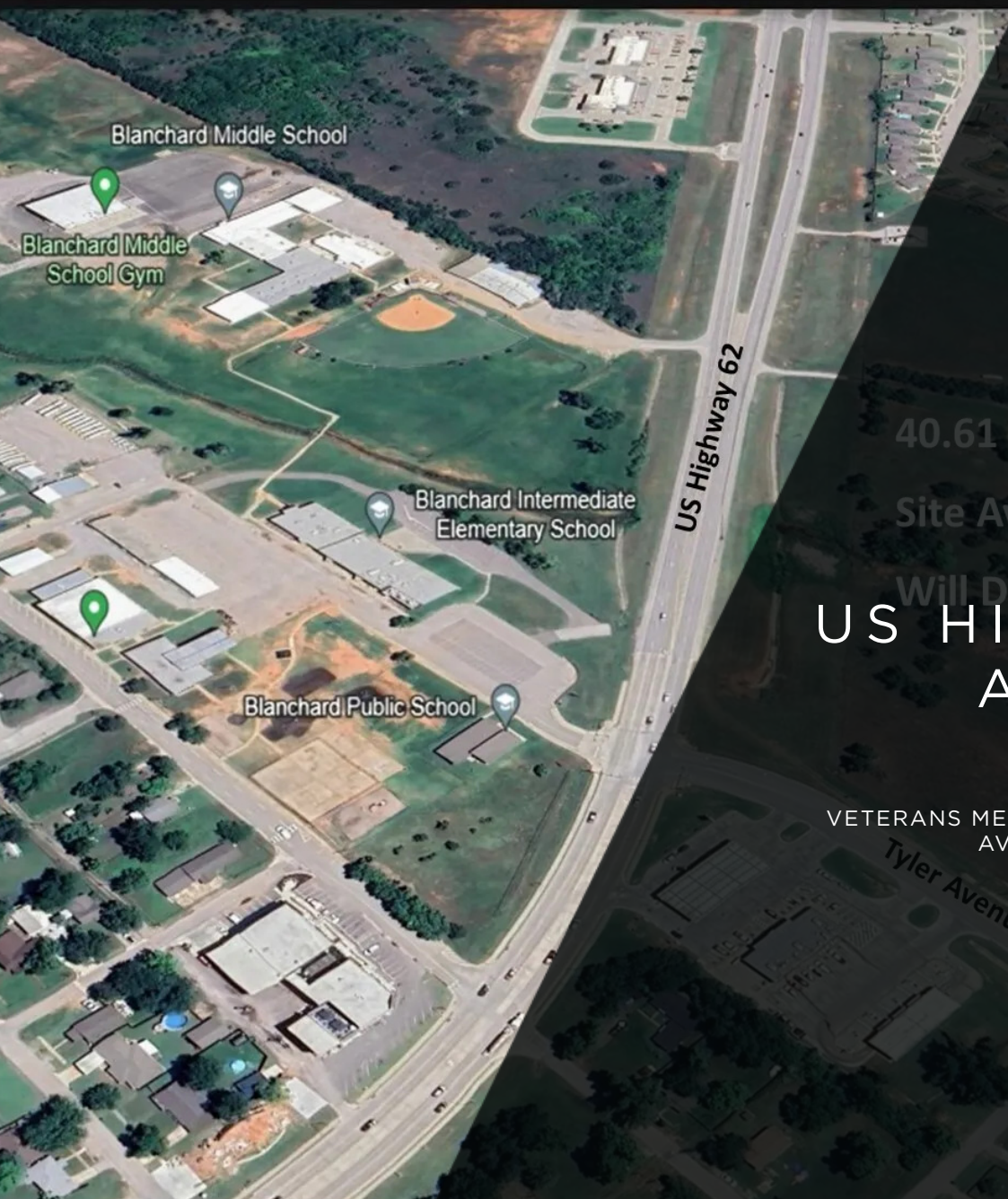


FOR SALE



40.61 Acre  
Site Available

Will Divide

# US HIGHWAY 62 AND TYLER AVENUE

VETERANS MEMORIAL HIGHWAY AND TYLER  
AVENUE, BLANCHARD, OK 73010



# BANTA

Property Group

**BANTA PROPERTY GROUP, LLC**

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308 SW 25TH, OKLAHOMA CITY, OK 73109

**GREG BANTA**

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GREG@BANTAPROPERTYGROUP.COM

# US HIGHWAY 62 AND TYLER AVENUE

VETERANS MEMORIAL HIGHWAY AND TYLER AVENUE, BLANCHARD, OK 73010



## OFFERING SUMMARY

Sale Price:	\$3,145,000
Lot Size:	40.61 Acres
Price / Acre:	\$77,444

## PROPERTY OVERVIEW

This property is located at the southeast corner of US Highway 62 (Veterans Memorial Highway) and Tyler Avenue in Blanchard, OK. Blanchard is part of a rapidly growing area of northern McClain and Grady counties known as the "Tri-City Area" with Newcastle and Tuttle. Blanchard's population has steadily been growing and now has over 10,000 people.

The property fronts US 62 and has commercial potential.

## PROPERTY HIGHLIGHTS

- Located across from Blanchard Intermediate and Elementary School
- Potential for QSR, Retail, Office, Convenience Store, Hotel or Multi-Family.
- Commercial potential.
- Owner will consider dividing
- Area in flood plain not included in calculations

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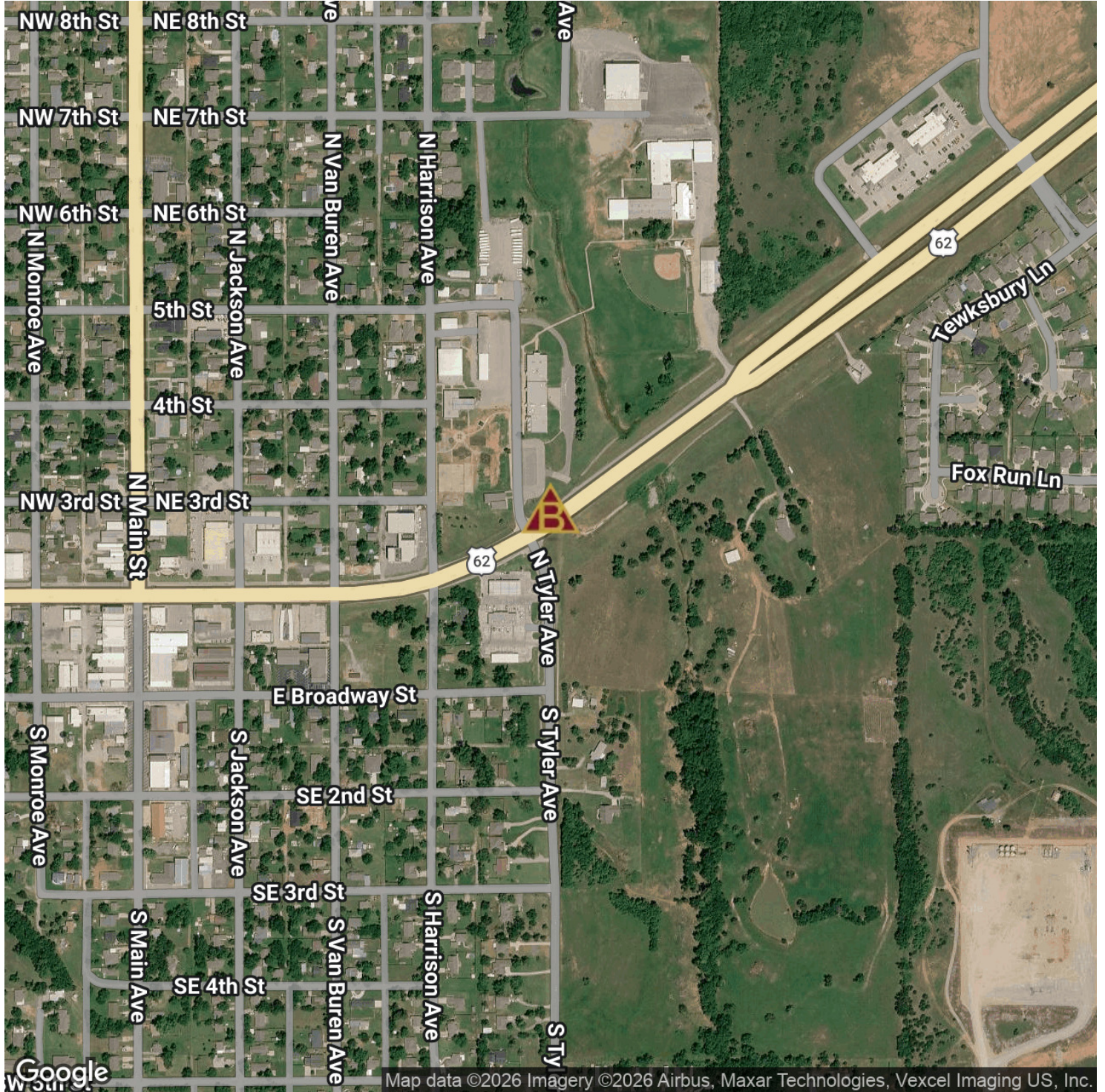
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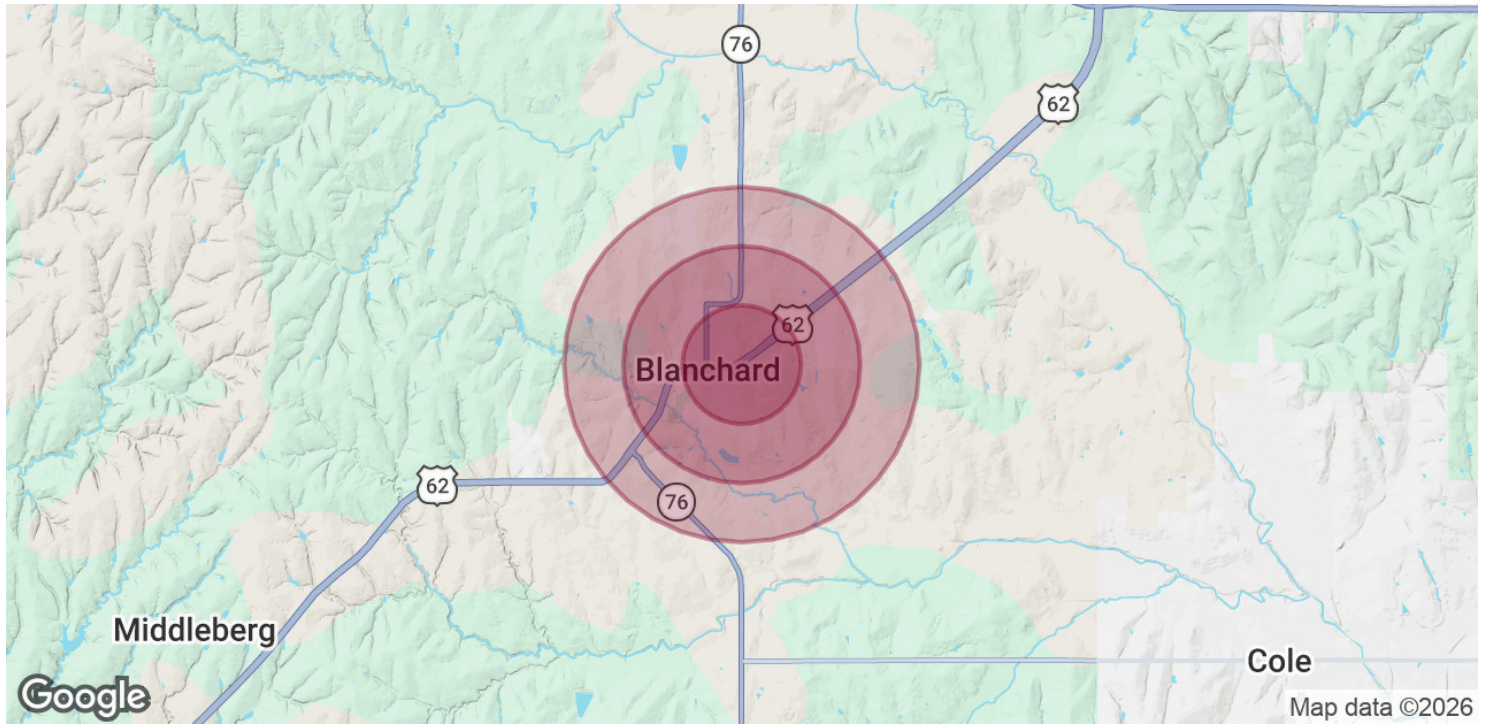
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# US HIGHWAY 62 AND TYLER AVENUE

VETERANS MEMORIAL HIGHWAY AND TYLER AVENUE, BLANCHARD, OK 73010



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,106	2,323	3,349
Average Age	36.2	37.3	38.1
Average Age (Male)	31.6	33.8	35.7
Average Age (Female)	42.1	42.1	41.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	447	934	1,329
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$57,179	\$63,329	\$70,597
Average House Value	\$146,004	\$160,726	\$178,982

2020 American Community Survey (ACS)

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