

Pad Sites & Commercial Land For Sale Between Verdigris & Claremore

24855 U.S. RT. 66,
Verdigris, OK 74019

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COMMERCIAL
PROPERTIES



Property Summary



Property Description

Approximately 11.75 acres available in Verdigris.
 Join O'Reilly Auto Parts.
 Three pad sites available with frontage on Highway 66.

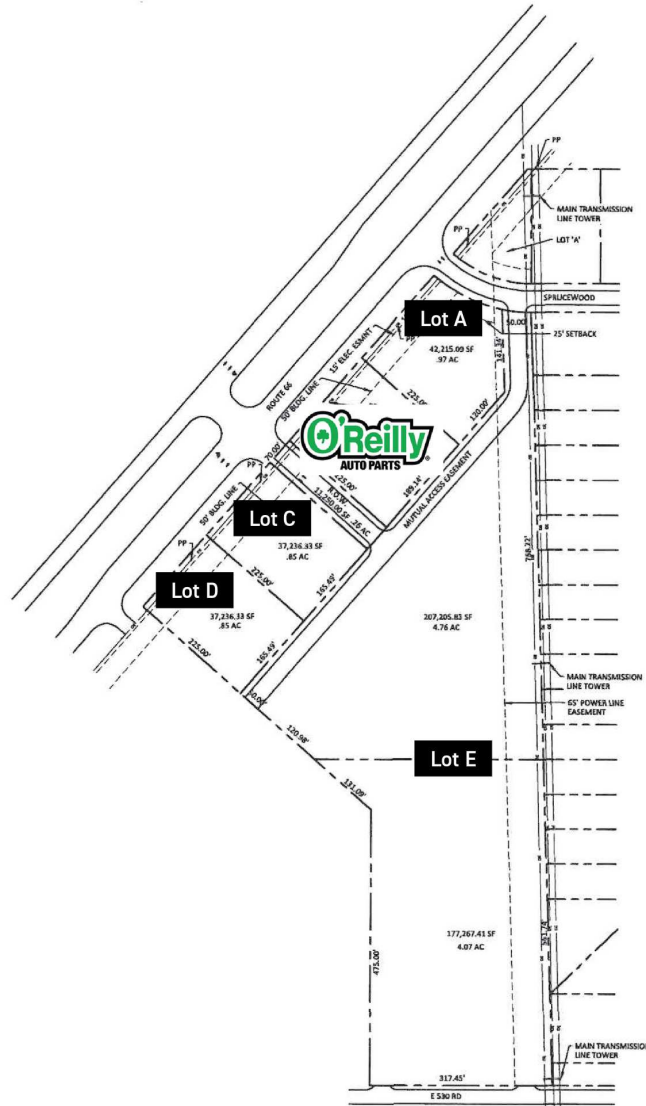
Property Highlights

- The property has excellent visibility and high traffic counts
- Approximately 8.75 acres available behind the pad sites.
- Property will have access from Highway 66 and from both the north and south side roads
- Just north of QuikTrip and a Tractor Supply
- It is located in the fast-growing community of Verdigris which is located between Tulsa/Catoosa and Claremore
- All utilities are nearby
- Possible uses: RV and/or boat sales, mini storage, multi-family, retail, or warehouse

Offering Summary

Sale Price:	\$14.00 PSF for Pad Sites \$3.00 PSF for remaining 8.75 acres
Total Lot Size:	12.74 Acres
Available Lot Size:	+/-11.75 Acres

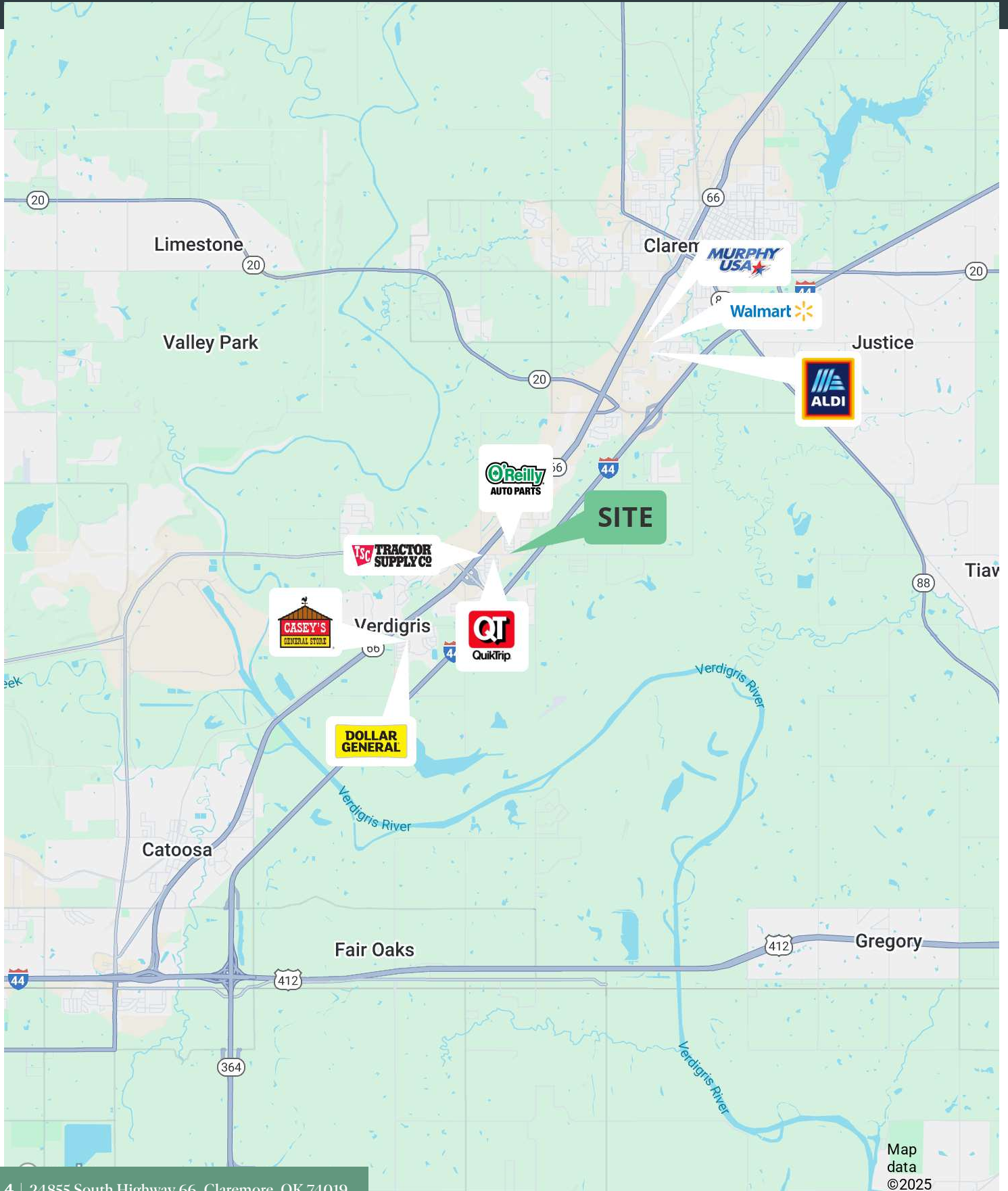
Land Lots



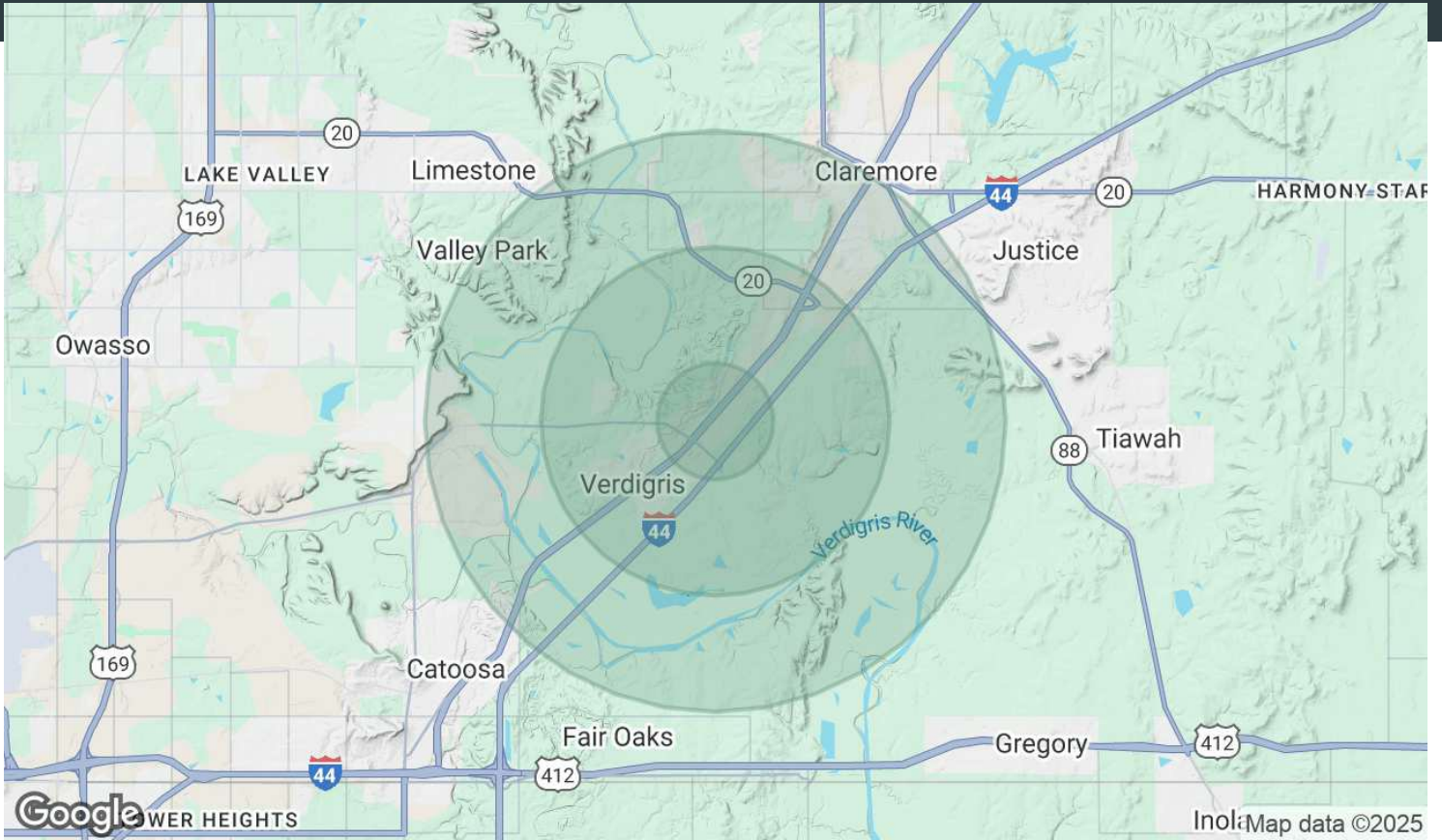
① CONCEPTUAL SITE PLAN
 SCALE: 1" = 100'
 NORTH

Status	Lot #	Sub-Type	Size	Description
Available	A	Retail-Pad	1.03 Acres	
Sold	B	Retail-Pad	0.96 Acres	O'Reilly Auto Parts
Available	C	Retail-Pad	0.84 Acres	
Available	D	Retail-Pad	0.84 Acres	
Available	E	Other	8.83 Acres	Can be divided. Retail, warehouse, office, or multifamily development.

Location Map



Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	2,313	9,367	22,145
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	40	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	801	3,306	7,774
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$96,868	\$97,667	\$101,482
Average House Value	\$251,673	\$255,578	\$278,222

Demographics data derived from AlphaMap

