

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Positioned in the heart of Claremore's North Park Medical District, this exceptional 2.28-acre development site offers a rare shovel-ready opportunity for medical, professional office, or other commercial development. Located at 3100 Medical Parkway, the property sits immediately adjacent to the VA Outpatient Clinic and Grand Mental Health providing excellent visibility and access within one of the city's premier healthcare corridors. The site has been fully prepared for development, with all utilities available to the property, completed platting, and significant site improvements already in place. Curb and gutter have been installed along the eastern interior driveway, while the western portion of the property features approximately 28,000 square feet of existing paved parking and interior driveways, providing substantial value and reducing future development costs.

## PROPERTY HIGHLIGHTS

- All utilities available to the site
- Fully platted for development
- Curb and gutter improvements already completed
- Monument sign
- Approximately 28,000 SF of existing parking and interior driveways
- Excellent opportunity for medical office, healthcare,

## OFFERING SUMMARY

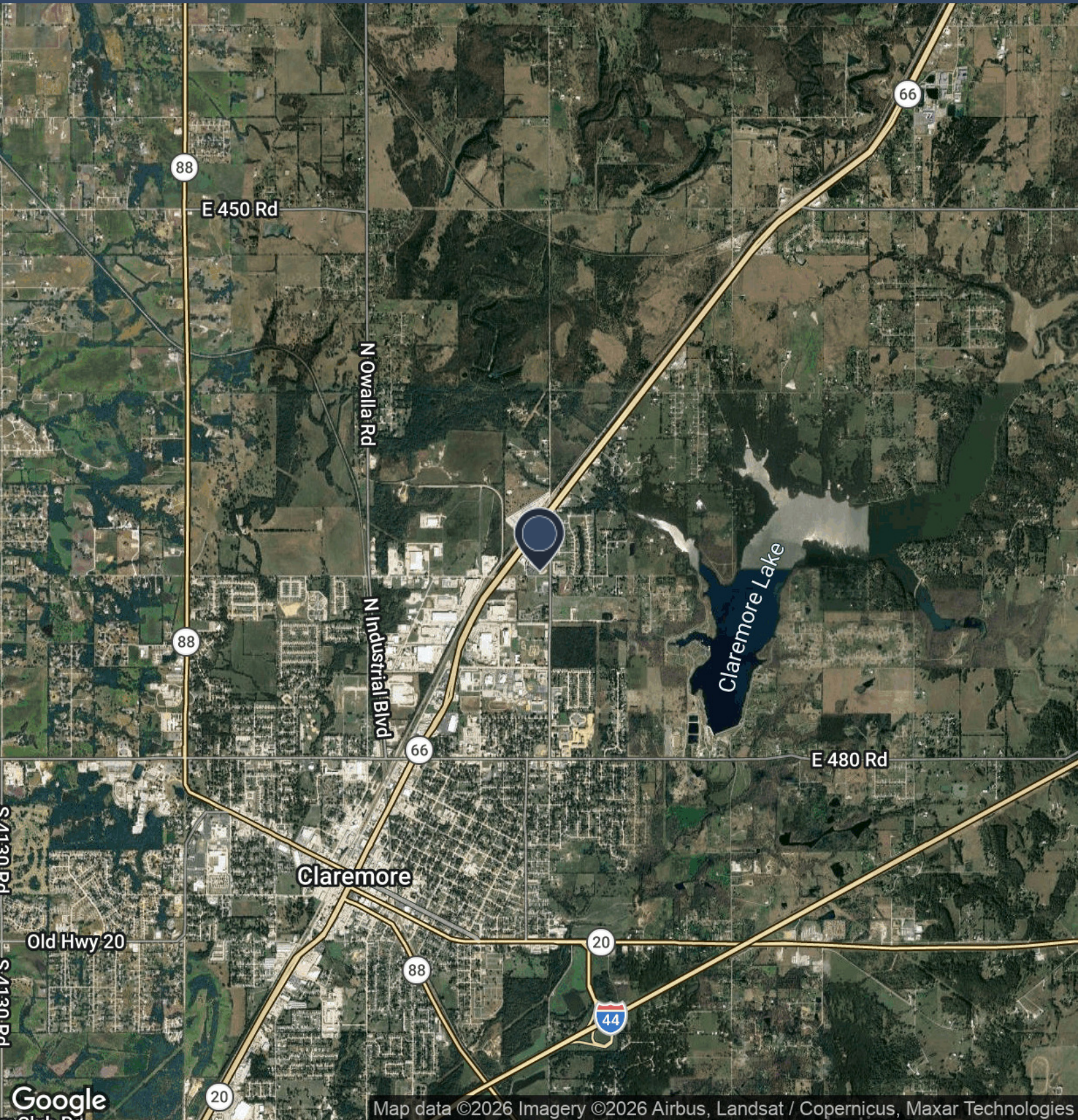
|             |             |
|-------------|-------------|
| Sale Price: | \$350,000   |
| Price / SF: | \$3.50 / SF |
| Lot Size:   | 2.28 AC     |
| Zoning:     | Commercial  |
| Utilities:  | All to site |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 572      | 6,808    | 11,210   |
| Total Population  | 1,301    | 17,601   | 29,528   |
| Average HH Income | \$81,898 | \$75,927 | \$82,942 |

## CHANDLER MOREAU

Owner / Managing Broker  
 O: 918.370.2877  
[chandler@moreaupropertyadvisors.com](mailto:chandler@moreaupropertyadvisors.com)

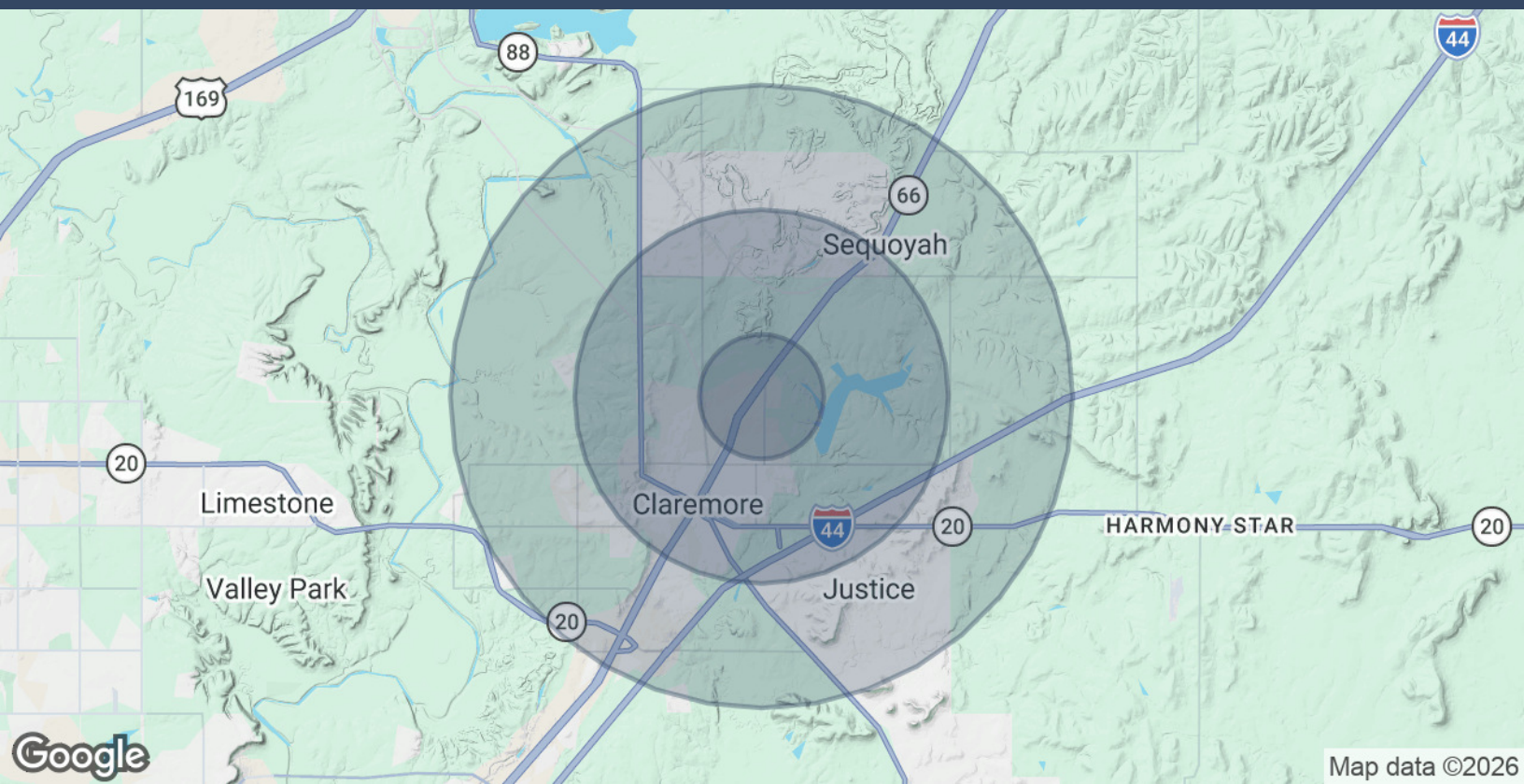
## LOCATION MAP



**CHANDLER MOREAU**

Owner / Managing Broker  
O: 918.370.2877  
chandler@moreaupropertyadvisors.com

# DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,301  | 17,601  | 29,528  |
| Average Age          | 54.3   | 39.5    | 39.9    |
| Average Age (Male)   | 39.4   | 36.9    | 37.6    |
| Average Age (Female) | 60.5   | 42.0    | 42.4    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 572       | 6,808     | 11,210    |
| # of Persons per HH | 2.3       | 2.6       | 2.6       |
| Average HH Income   | \$81,898  | \$75,927  | \$82,942  |
| Average House Value | \$182,078 | \$205,802 | \$227,537 |

2023 American Community Survey (ACS)

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