

CHOCTAW MARKETPLACE

2655 LANE ROSS BOULEVARD, CHOCTAW, OK 73020



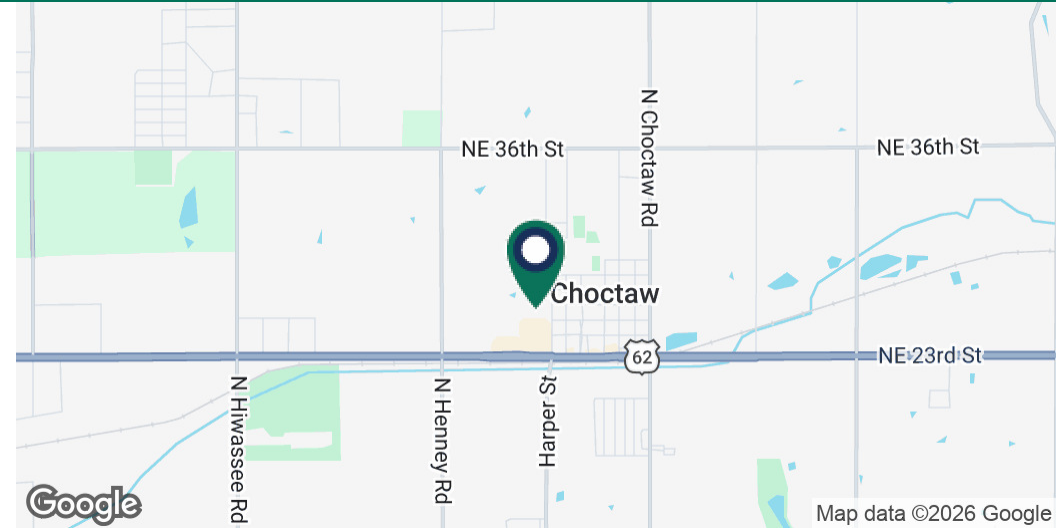
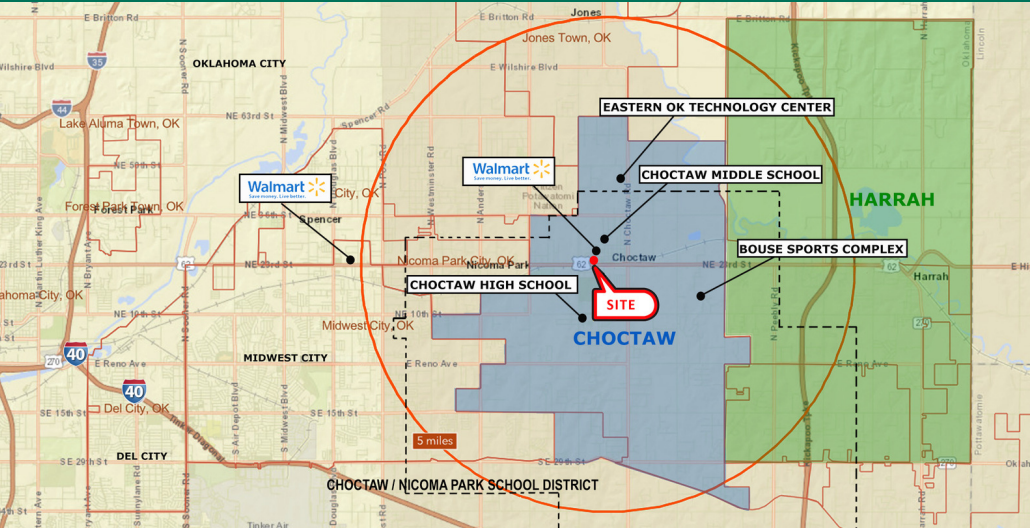
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Sale Price
Negotiable

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2 OUTPARCELS FOR SALE

We're excited to highlight an outstanding commercial opportunity in Choctaw, Oklahoma – a vibrant, fast-growing community just minutes from the OKC metro.

As one of the oldest chartered towns in Oklahoma, Choctaw blends small-town charm with the strategic benefits of proximity to a major market. With a surge in population growth, infrastructure investment, and retail momentum, this property is ideally positioned for:

- Medical Offices or Clinics
- Hospitality / Hotel Development
- Self-Storage Facilities
- Senior Garden Homes or Assisted Living

Choctaw continues to attract both families and developers thanks to its business-friendly climate, access to I-40, and expanding residential base. This is the kind of location where your project won't just succeed – it will thrive.

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PROPERTY HIGHLIGHTS

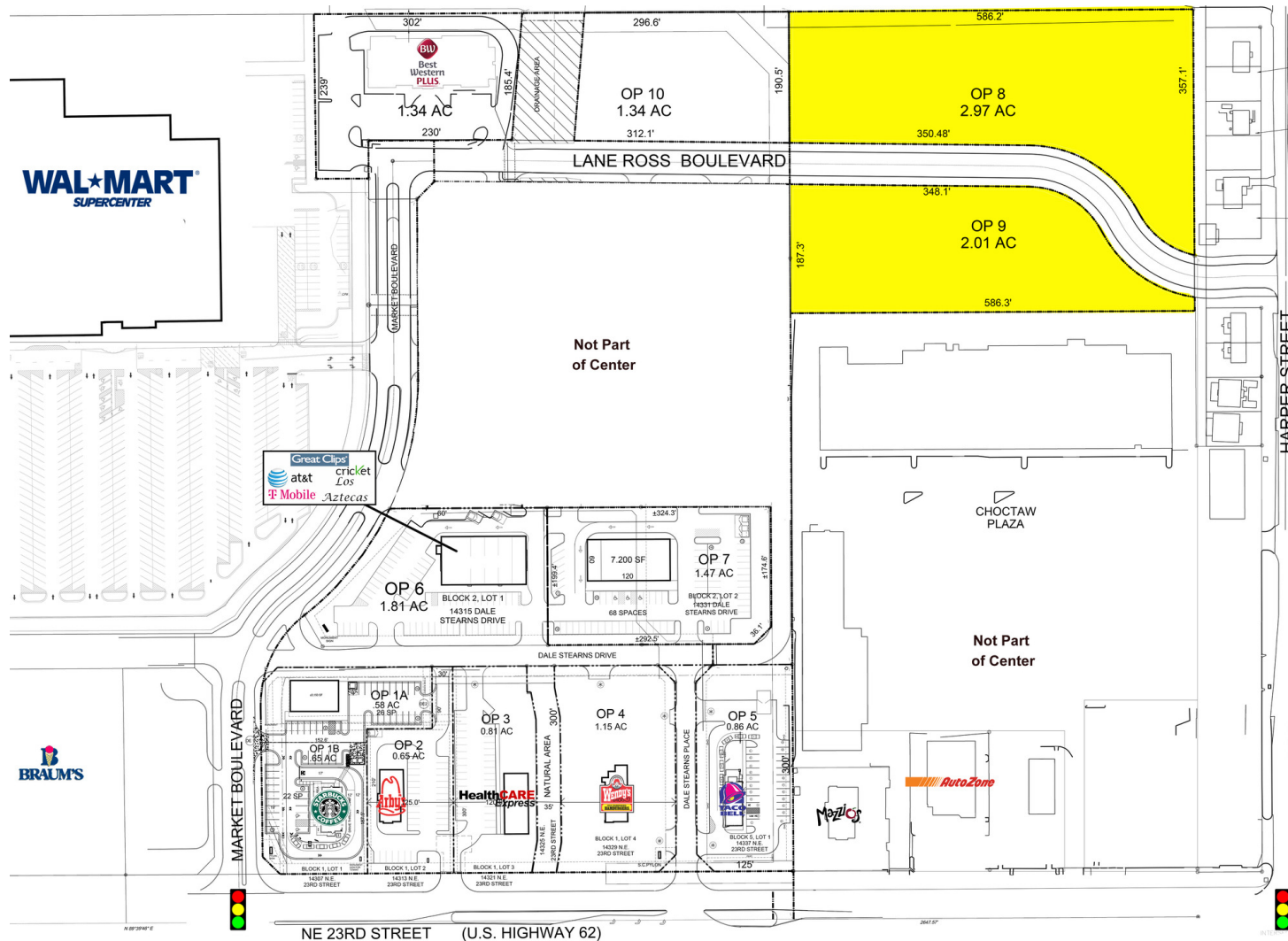
- Construction of Lane Ross Blvd
- Parcels are graded
- Utilities are available at the property line
- Stormwater conveyance installed

OFFERING SUMMARY

Sale Price:	Negotiable
Combined Lot Size:	4.98 Acres
Lot 8:	Negotiable 2.97 Acres
Lot 9:	Negotiable 2.01 Acres

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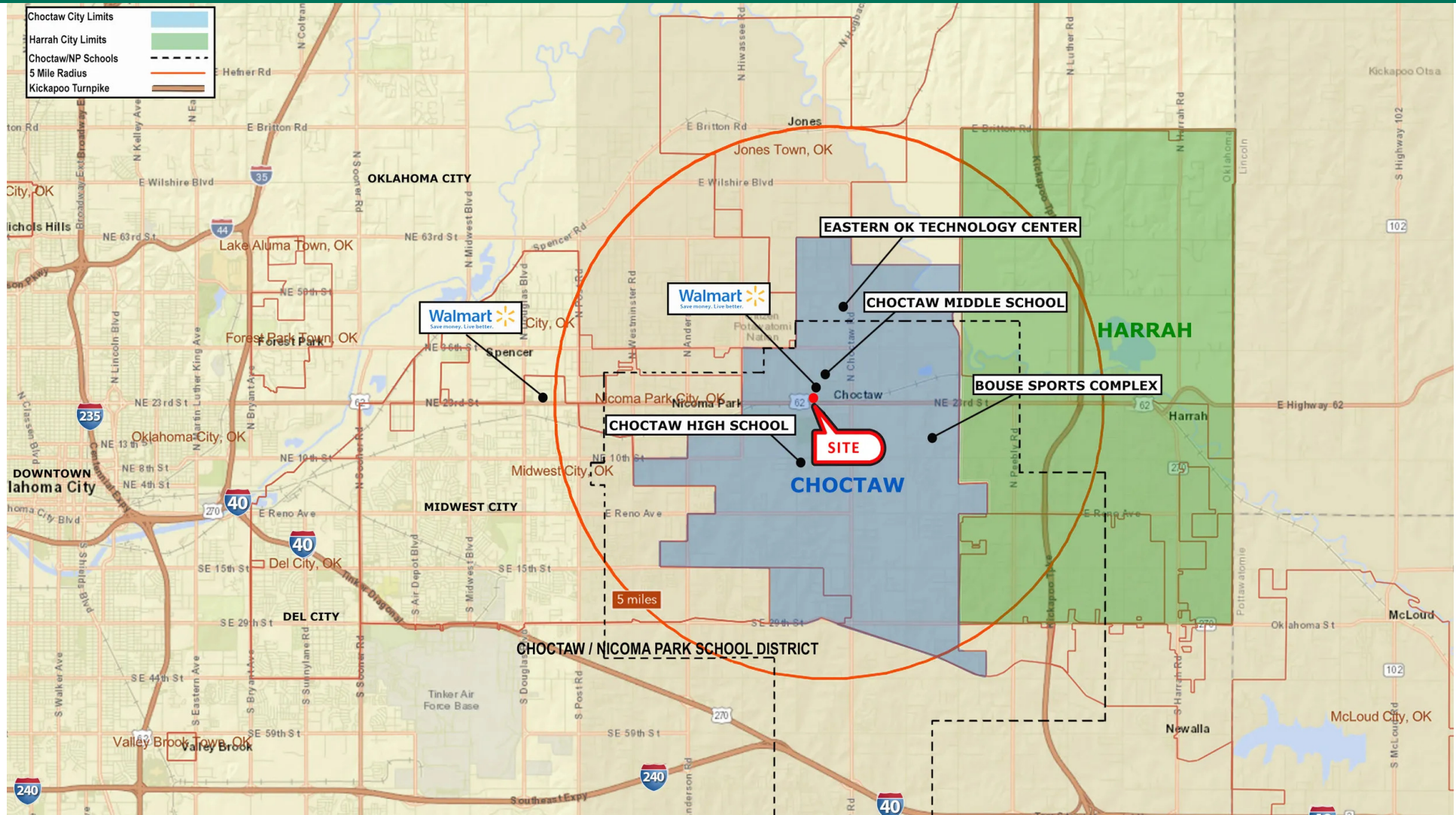
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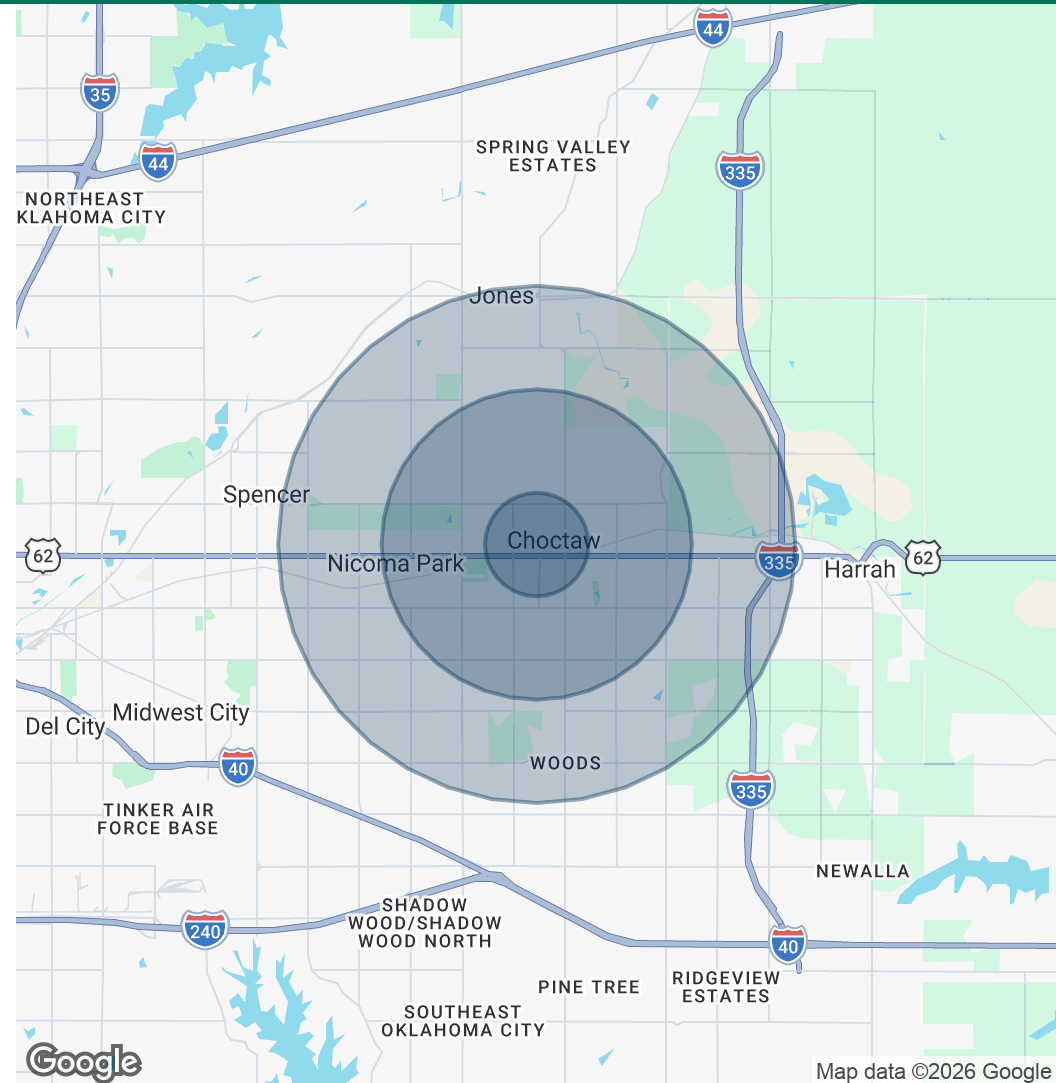
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,582	11,397	40,212
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,024	4,358	15,386
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$96,175	\$107,587	\$100,597
Average House Value	\$219,855	\$274,112	\$266,331

Demographics data derived from AlphaMap

06032026



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