

FOR SALE

**5385 N Council Ave
Blanchard, OK 73010**



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary Property Overview

Sale Price: \$653,400

Price Per SF: \$6.00

Size: 2.5 Acres +/-

Lot SF: 108,900 +/-

Traffic Count: 6,944

This 2.5-acre commercial property offers a strong development opportunity at the corner of NW 55th Street and N Council Avenue in Blanchard, Oklahoma. The property provides a prominent corner location with access from two roadways, offering good visibility and convenient access for future development. The 2.5-acre site provides ample space for a variety of potential commercial uses, giving an owner-user or investor flexibility to create a project that fits the needs of the growing Blanchard area. With its size, corner location, and convenient access, this property is well suited for a range of development possibilities.

Chris Johnson
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405.435.3572



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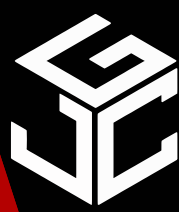
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Legend

200 ft



Water Meters

Water Meters

Water_Line

Width_Size

1.25

2

3

4

6

8

10

12

Proposed

Water Fire Hydrants

Water Fire Hydrants

Water Valves

Water Valves

Air release valve

Air release valve

POI

POI



Keyboard shortcuts

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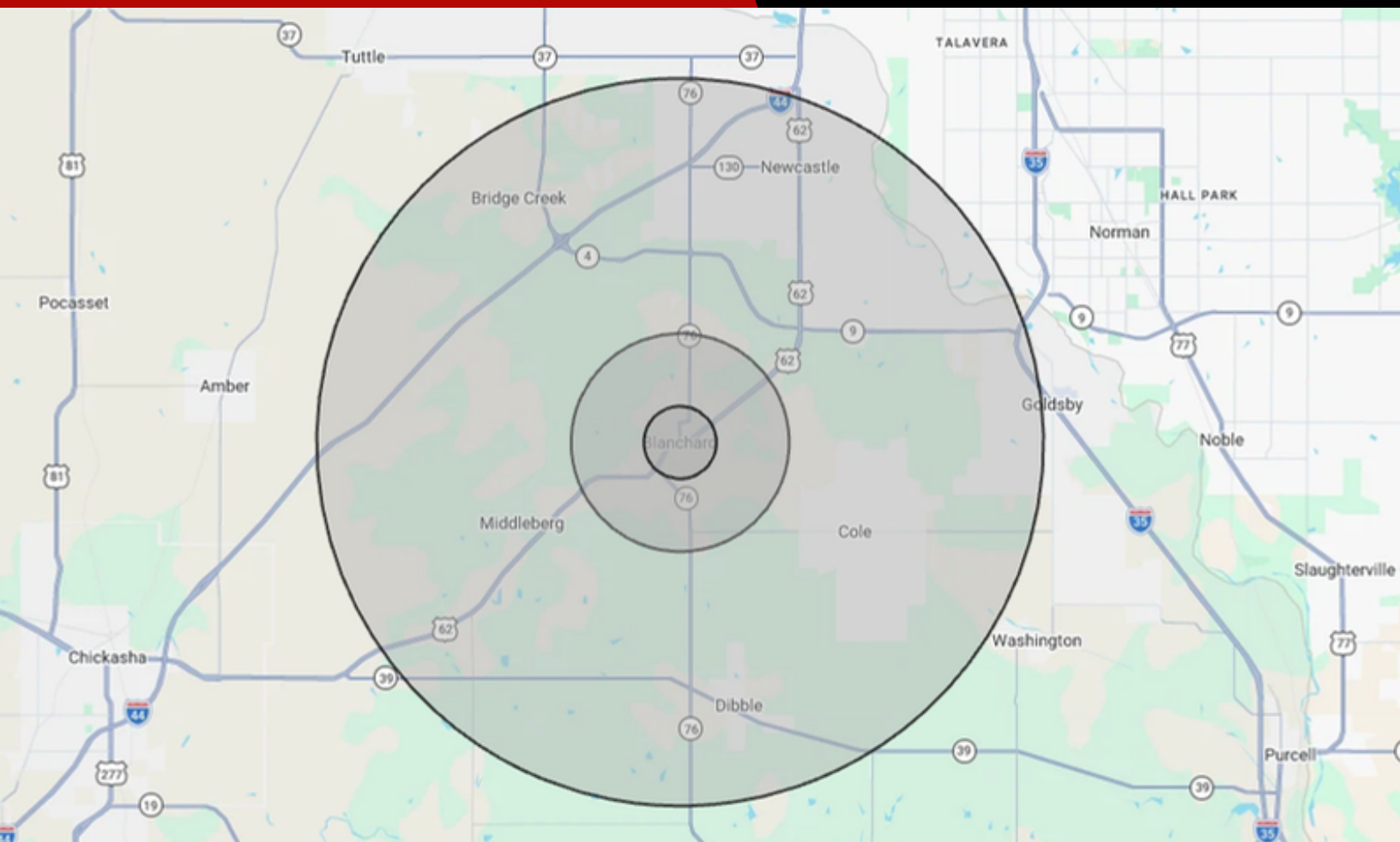
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Demographics

1 MILE

3 MILE

10 MILE

Population	786	7,302	69,274
Average Age	42	40	41
Employment	57	1,237	18,989
Households	296	2,657	26,181
Ave. Household Income	\$123,840	\$110,908	\$115,737
Median Home Value	\$273,655	\$285,691	\$295,266

Traffic Count

Average Daily Volume

6,944 Vehicles

Demographic data provided by CoStar

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