



N.E. 23rd Street & Triple X Road

Choctaw, Oklahoma 73020

PROPERTY HIGHLIGHTS

- 3.4 Acres MOL on Hard Corner Sold to Tractor Supply Company-Opening December 2015
- Corner of N.E. 23rd Street & Triple X Road
- Level Terrain
- Zoned Commercial
- Water & Sewer Along N.E. 23rd Street

TOTAL SF	714,384 SF MOL
ZONING	General Commercial
LAND IN ACRES	16.4 MOL
GENERAL USE	Retail, Commercial

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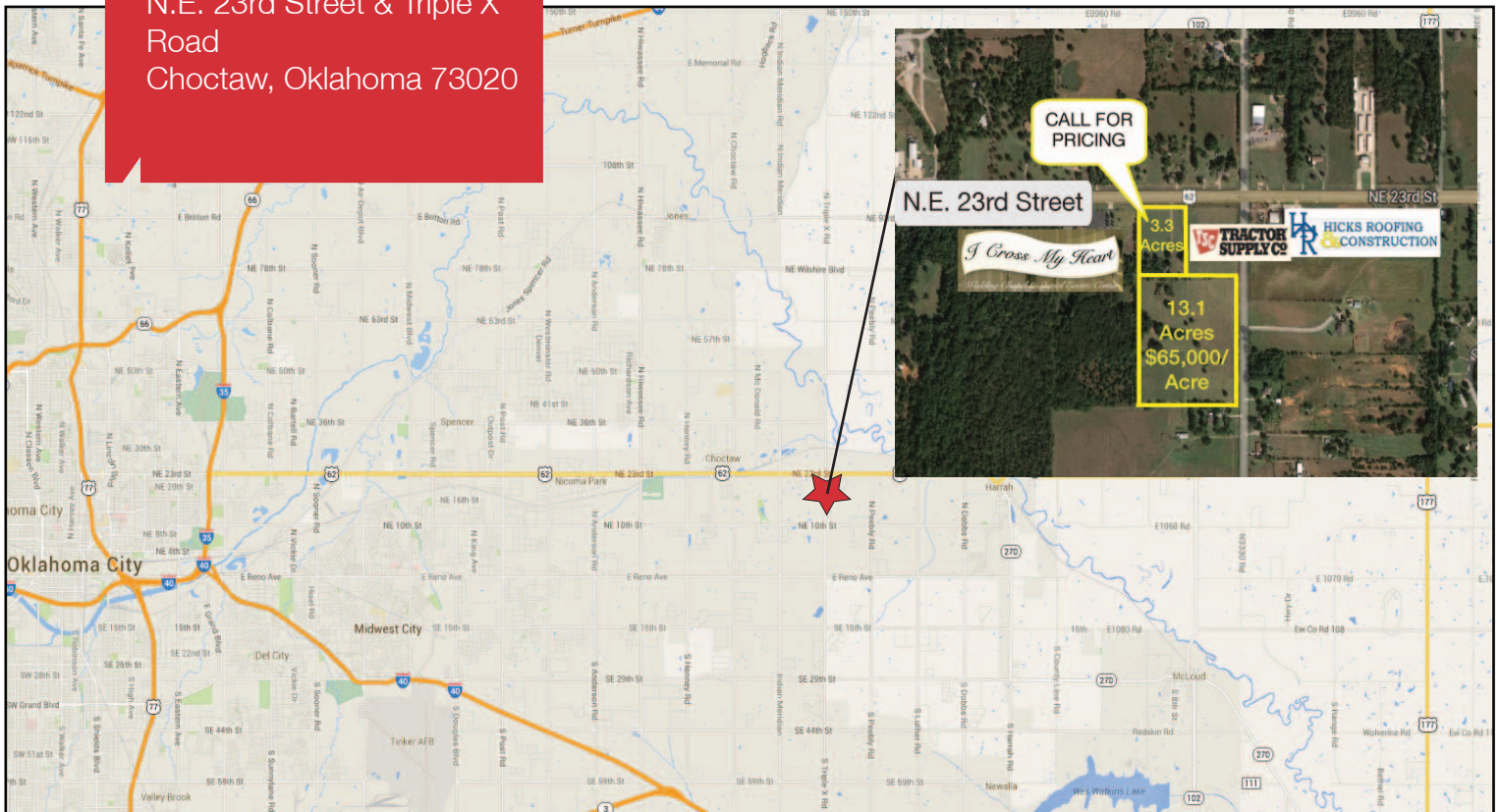
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Road
Choctaw, Oklahoma 73020



DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
860	8,928	23,719

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$75,941	\$72,569	\$73,896

Total Households

1 Mile:	3 Mile:	5 Mile:
344	3,338	8,999

LOCATION HIGHLIGHTS

- Dimensions: 655' x 1320'
- Frontage: 655' on N.E. 23rd Street
- Choctaw City Limits
- Heavily Traveled N.E. 23rd Street

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