

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$600,000
Available SF:	341,510 SF
Lot Size:	7.84 Acres
Price / Acre:	\$76,531
Zoning:	County

PROPERTY OVERVIEW

Positioned along the highly visible and heavily trafficked Highway 81 corridor in Chickasha, this 7.84-acre parcel offers a rare opportunity for commercial or mixed-use development. With 14,100 vehicles per day and located just 0.25 miles from the upcoming ODOT Highway 81 Realignment Interchange (slated to begin in 2027), this site is poised to benefit from increased accessibility and long-term growth. Whether you're looking to establish a retail hub, service business, or long-term investment, this site combines strategic location, strong traffic exposure, and future infrastructure improvements to deliver exceptional potential.

PROPERTY HIGHLIGHTS

- 14,100 VPD
- 0.25 Miles from upcoming ODOT Highway 81 Realignment Interchange Project
- ± 745 ft of Frontage
- County Zoning

mitch@creekcre.com
405.312.2512
MITCH HAMMACK

7.84 ACRES - HIGHWAY 81 FRONTAGE
1003 QUAIL ROAD | CHICKASHA, OK 73018

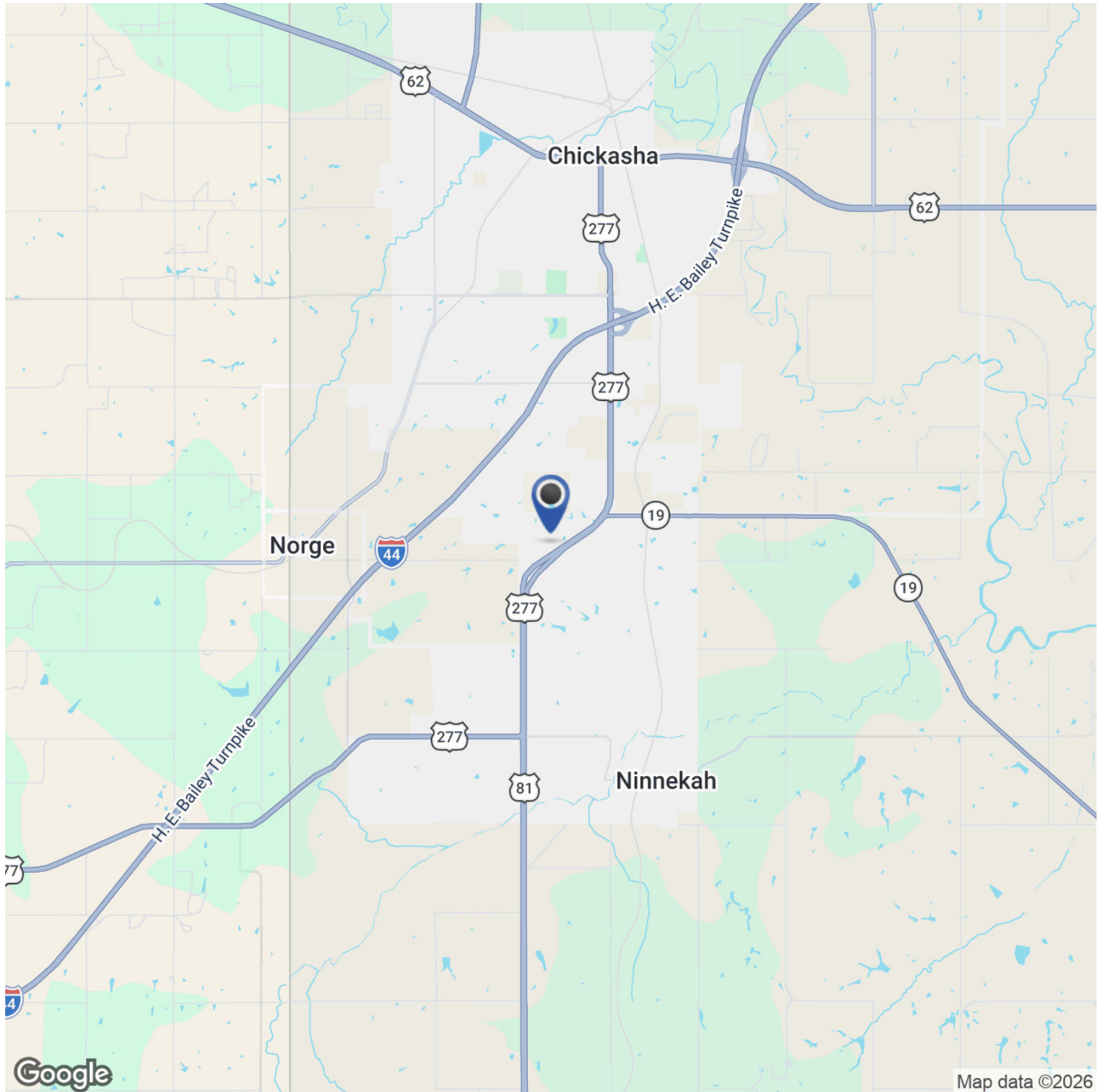
ADDITIONAL PHOTOS



mitch@creekcre.com
405.312.2512
MITCH HAMMACK

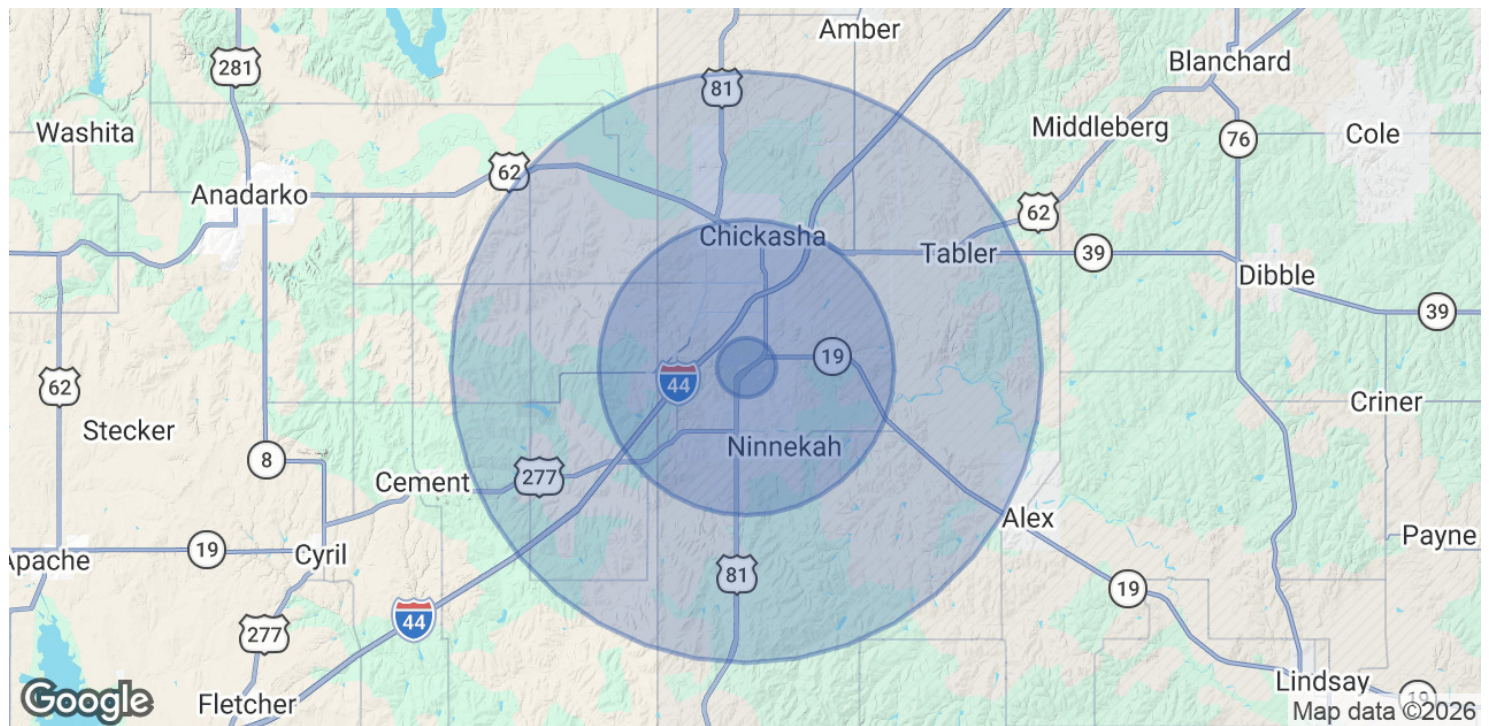
7.84 ACRES - HIGHWAY 81 FRONTAGE
1003 QUAIL ROAD | CHICKASHA, OK 73018

LOCATION MAP



mitch@creekcre.com
405.312.2512
MITCH HAMMACK

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	199	18,523	22,687
Average Age	42	40	40
Average Age (Male)	41	38	39
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	79	7,036	8,663
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$105,268	\$84,743	\$85,487
Average House Value	\$191,312	\$152,828	\$159,080

2020 American Community Survey (ACS)

mitch@creekcre.com
405.312.2512
MITCH HAMMACK