

LAND FOR SALE

WENTWORTH SUBDIVISION

North Hiwassee Road & E Reno Avenue,
Choctaw, OK 73020

CHRIS CASTRO
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Creek Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

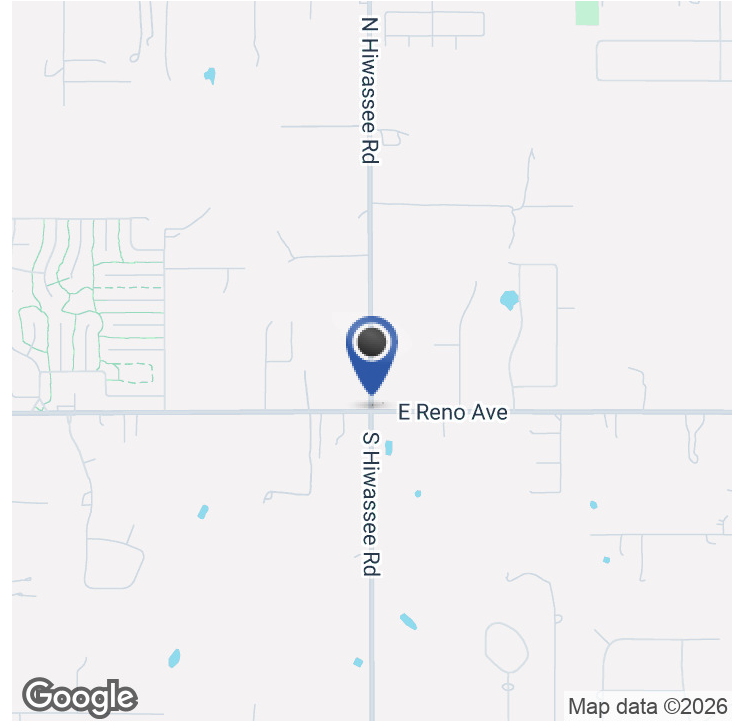
Chris Castro, Associate



SECTION 1

PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,100,000
Available SF:	
Lot Size:	38.8 Acres
Price / Acre:	\$28,351
Zoning:	Residential
Market:	Oklahoma City Metro
Submarket:	Southeast Oklahoma City

PROPERTY OVERVIEW

Introducing an extraordinary investment opportunity in Choctaw, OK! Situated at the intersection of North Hiwassee Road & E Reno Avenue, this prime property is zoned Residential, offering an exceptional prospect for land and residential investors. With its coveted location in the bustling Oklahoma City Metro area, this parcel presents an enticing opportunity to capitalize on the region's growth potential. Boasting Residential zoning, this property is perfectly poised for development, making it an ideal investment for those seeking to participate in the area's continued expansion and evolution. Take advantage of this rare chance to secure a promising piece of real estate in a thriving and sought-after location.

PROPERTY HIGHLIGHTS

- Zoned Residential
- Strategic location
- Ideal for development
- Investment opportunity
- Proximity to Oklahoma City Metro
- Prime real estate
- Growth potential

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

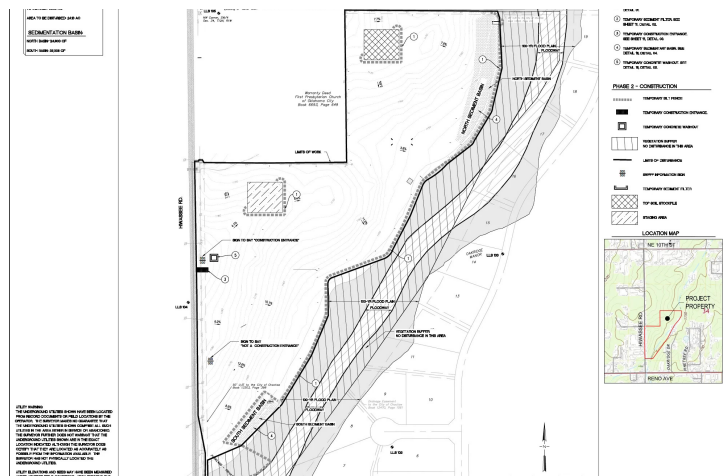
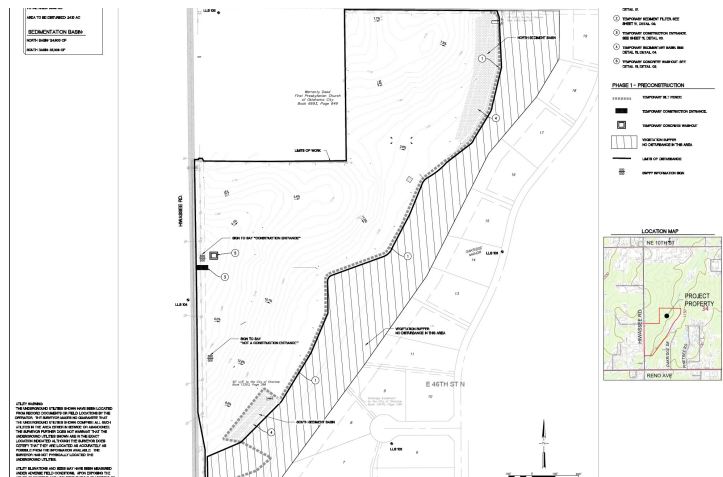
Located at North Hiwassee Road & E Reno Avenue in Choctaw, OK, within the Oklahoma City Metro area, offering a strategic residential development site.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Zoned Residential
- Strategic location
- Ideal for development
- Investment opportunity
- Proximity to Oklahoma City Metro
- Prime real estate
- Growth potential
- Desirable zoning
- Comes with entitlements
- Residential development potential



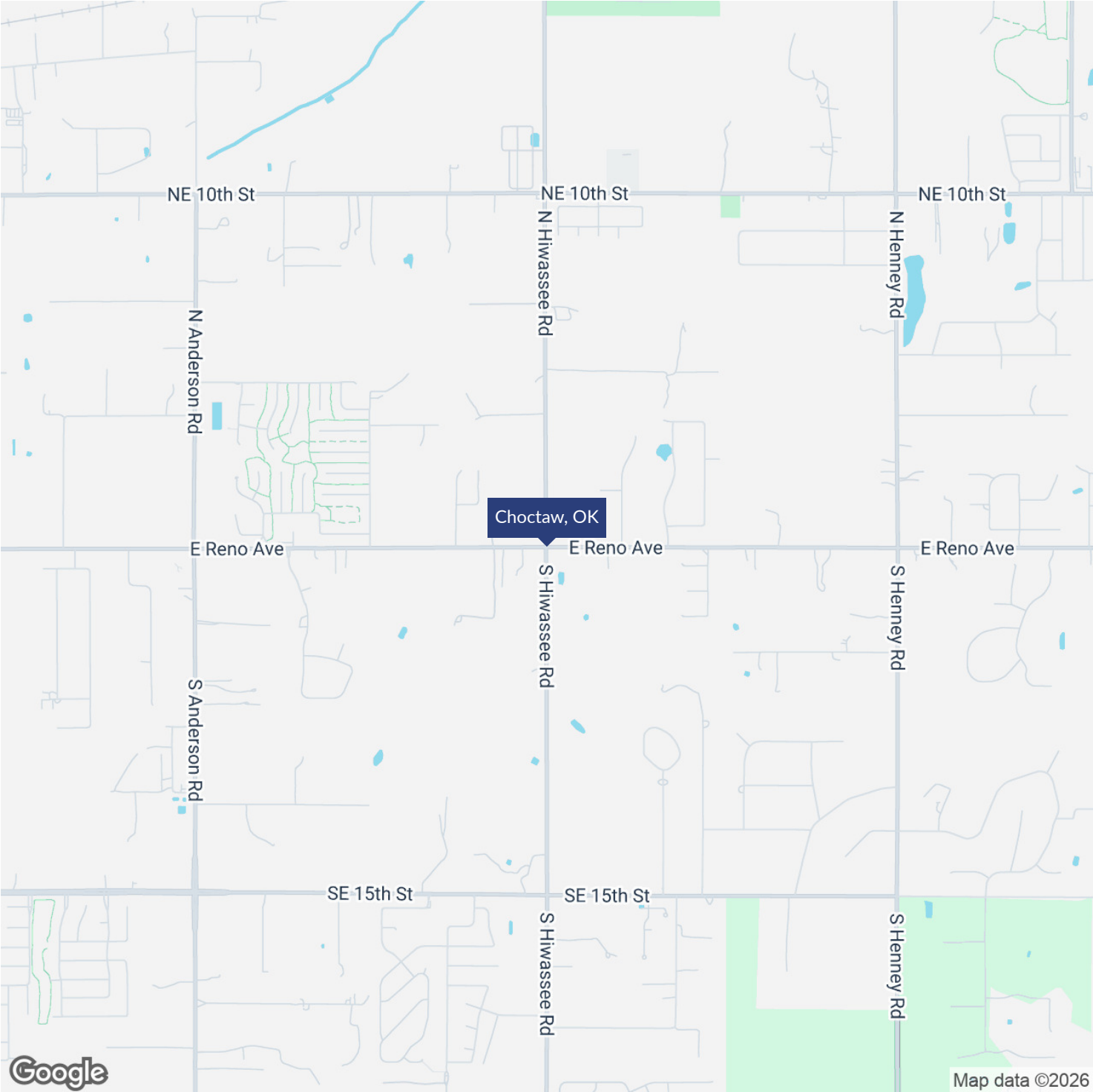
ADDITIONAL PHOTOS



SECTION 2

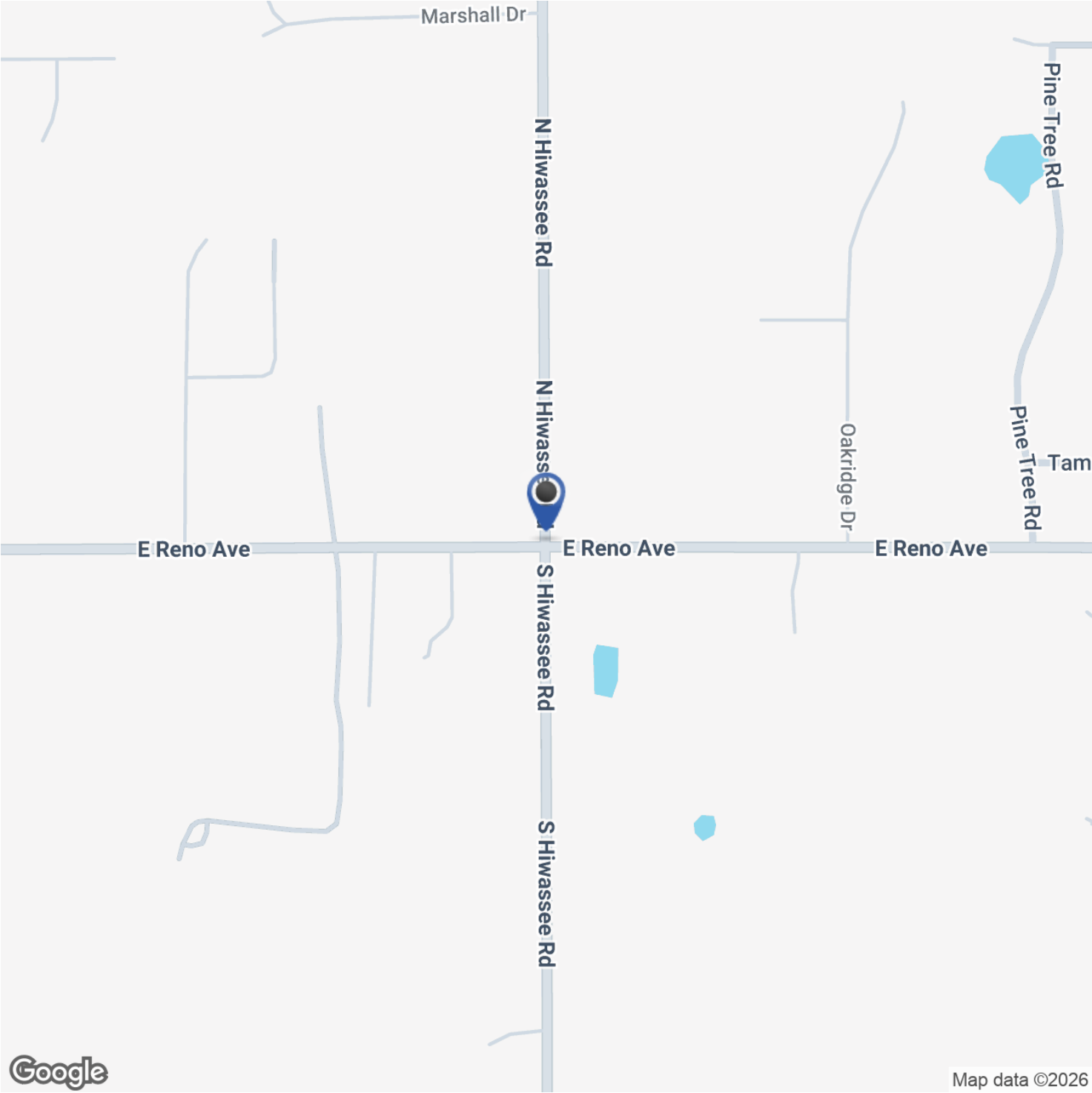
LOCATION INFORMATION

REGIONAL MAP

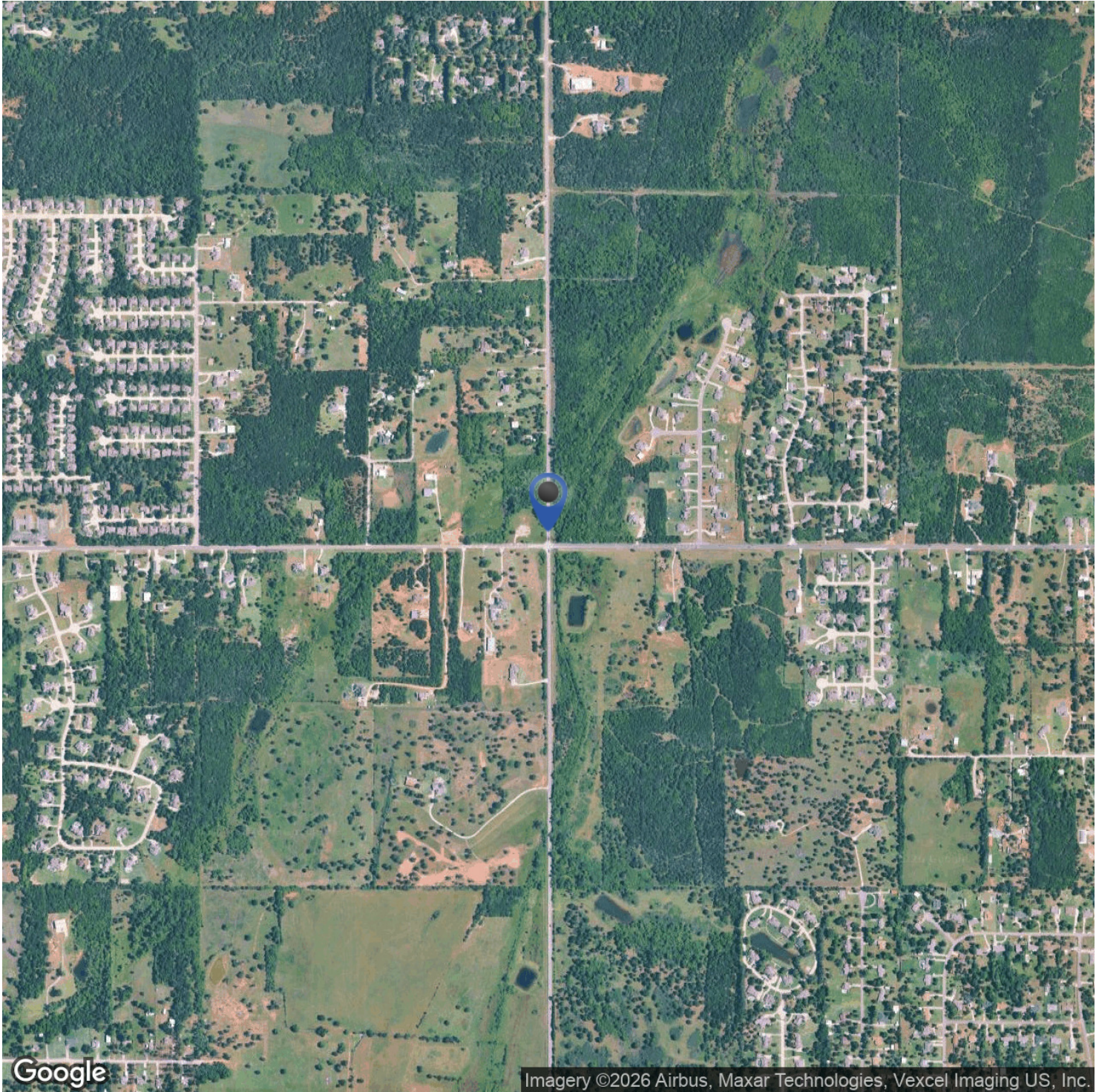




LOCATION MAP



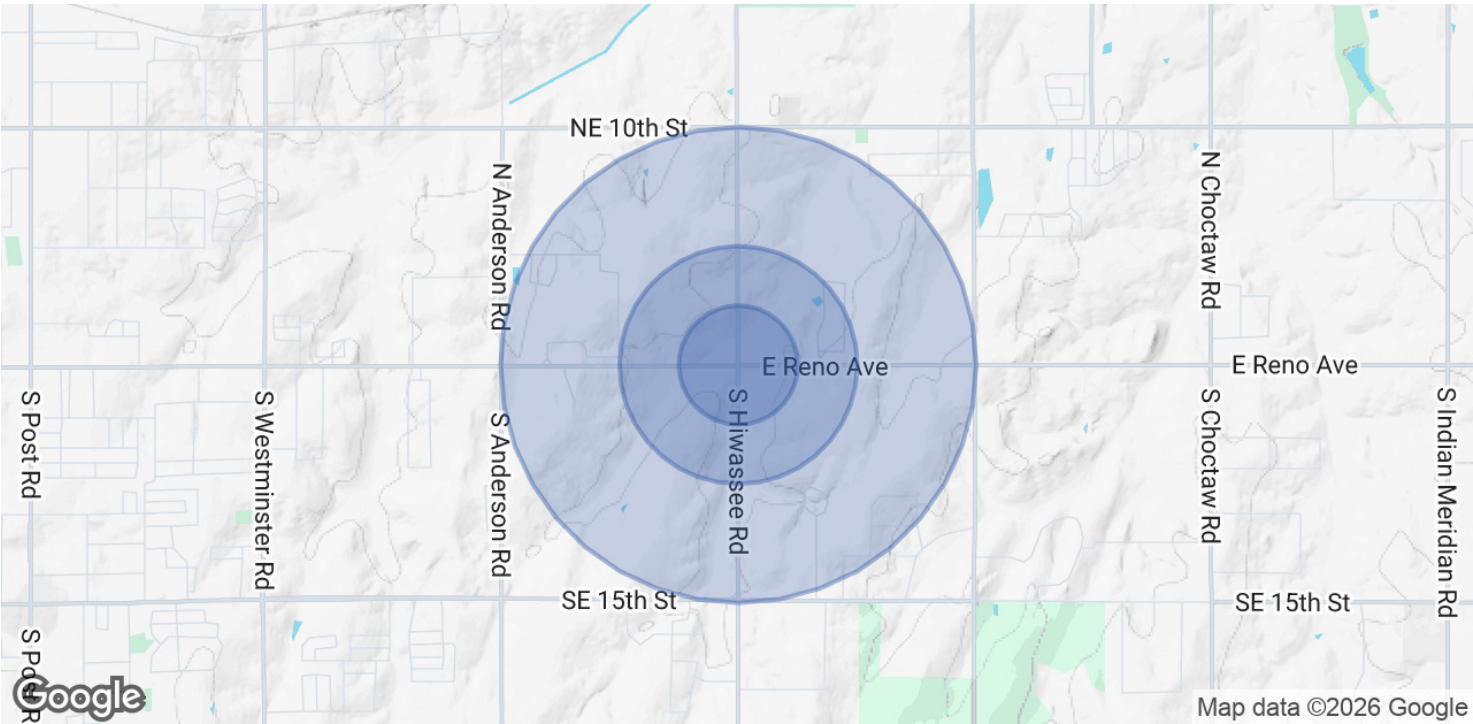
AERIAL MAP



SECTION 3

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	147	597	2,391
Average Age	40.7	40.1	40.1
Average Age (Male)	37.6	37.0	37.0
Average Age (Female)	41.9	41.3	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	51	207	836
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$125,495	\$123,672	\$122,625
Average House Value	\$229,843	\$225,017	\$224,455

2023 American Community Survey (ACS)



SECTION 4

ADVISOR BIOS

ADVISOR BIO 1



CHRIS CASTRO

Associate

chris@creekcre.com

Direct: 405.317.0627

PROFESSIONAL BACKGROUND

Chris Castro joined Creek CRE in April 2026 as an Associate, bringing a dynamic blend of creative perspective and hands-on real estate experience. Prior to joining Creek CRE, he served as an Office Specialist at Pivot Real Estate Brokerage, where he built a strong foundation in transaction coordination, client relations, and the day-to-day operations of a brokerage.

Chris earned a degree in Visual Communication from the University of Oklahoma, developing a sharp eye for branding, marketing, and visual storytelling. He leverages these skills to position properties strategically and communicate value clearly and effectively to clients.

Fluent in Spanish, Chris connects with a diverse client base and delivers a more inclusive, accessible experience throughout every stage of the transaction.

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