

FOR SALE

THE MCCANN

12007 NORTHEAST 23RD STREET, CHOCTAW, OK
73020



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

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OFFERING SUMMARY

Sale Price:	\$2,195,000
Building Size:	16,380 SF
Lot Size:	7.76 Acres
Price / SF:	\$134.00
Year Built:	2016
Renovated:	2026
Warehouse:	11,780 SF
Office:	4,000 SF
Zoning:	C-2
Market:	Oklahoma City
Submarket:	East Oklahoma County
Traffic Count:	21,834
Frontage:	850' on NE 23rd

PROPERTY OVERVIEW

The McCann Estate offers far more than a traditional warehouse or contractor shop. It delivers a fully integrated professional flex headquarters environment designed to support both front-end business operations and back-end execution. The office and showroom areas provide a polished, plug-and-play, client-facing presence with an open showroom, private offices, dedicated break room, and marketable interior finishes. The layout gives an owner-user the ability to welcome clients, manage staff, and operate day-to-day trade functions in a qualified setting.

Above the main floor, the mezzanine adds a true second-tier with multiple large offices, and workrooms all air-conditioned. Valuable separation for management, administrative teams, estimating, project coordination, or collaborative use while still maintaining direct visibility and connection to the main floor. The warehouse is the main performing driver of the property. Its large free-span design, overhead door access, open volume, lofts, and restrooms provide the flexibility needed for storage, staging, service, production, fabrication, distribution, fleet support, or contractor operations.

The site itself adds another major layer of value. The expansive manicured grounds, mature landscaping, private pond, open yard areas, and developable land create room for parking, equipment storage, outdoor staging, future expansion, or additional improvements. The McCann Estate is a warehouse-driven headquarters property with the image, functionality, land, and flexibility for a business to establish its identity, operate at a higher level, and grow over time.

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LOCATION DESCRIPTION

Positioned on the north side of NE 23rd Street (Hwy 62) half a block east of N Anderson Rd, a heavily trafficked retail corridor serving Nicoma Park and Choctaw, the property benefits from consistent daily traffic and proximity to established national and neighborhood retail. The surrounding area continues to see residential growth and increasing demand for local services, making this corridor a proven location for retail, service, and flex-oriented users.

SITE DESCRIPTION

Located in Nicoma Park, which is a suburb on the east side of the Oklahoma City Metropolitan Area. It is of sufficient size, and has the physical characteristics for multiple developments. The site is zoned for commercial use, which allows for multiple commercial and related industrial uses.

The 7+ acres is generally level to gently sloping and offers a highly functional layout suitable for a wide range of operational uses. The expansive yard area supports equipment storage, fleet parking, outdoor display, and staging, while still maintaining ample space for future building expansion.

EXTERIOR DESCRIPTION

Excellent nighttime curb appeal with lighting across the grounds, parking area, frontage, and lit pylon sign.

The property features a visually distinctive exterior design that blends functional industrial construction with a professional, customer-facing presence. The improvements incorporate a combination of storefront glass, metal paneling, stucco, and wood accents, creating an appearance more consistent with a commercial showroom than a traditional warehouse facility.

The office/showroom portion presents well from the street and is complemented by a pitched roof design, while the warehouse structure is efficiently designed for operational use. The site itself is enhanced by mature trees, manicured grounds, and a private pond, offering a unique estate-like setting rarely found in industrial properties.

INTERIOR DESCRIPTION

The interior combines a polished showroom/office buildout with direct warehouse connectivity. The front area includes an open reception/showroom, executive office, private offices, conference, break room, restrooms, and second-level mezzanine workspace. Finishes include a mix of wood and tile flooring, painted/textured walls, wood ceiling accents, suspended lighting, and quality trim details. The warehouse component includes insulated space with restrooms and loft areas.

CONSTRUCTION DESCRIPTION

Class S - Steel Frame

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BUILDING INFORMATION	
Ceiling Height	21 ft
Office Space	4,600 SF
Year Built/Renovated	2016/2026
Gross Leasable Area	15,780 SF
Warehouse %	75.0%
Framing	Metal Frame
Condition	Excellent
Roof	Stormgrade Rooding. Pitched, metal roof. Class 4 Impact-Resistant Storm-Rated Shingles Over Office/Showroom
Walls	Office walls feature painted/textured finishes with tile in restrooms, suited for professional use. Warehouse walls are durable metal panels on steel frame for low maintenance and longevity.
Ceilings	Painted/textured/Drywall /Sprayfoam and wood-paneled office ceilings with suspended lighting. Warehouse features 21' center / 16' eave clear heights and free-span design for maximum flexibility.
Floor Coverings	Office/showroom floors are wood and tile for look and durability. Warehouse features a concrete slab designed to support heavy equipment, vehicle traffic, and industrial use.
Exterior Walls	Mixture of store front glass panels, metal panels, stucco, and wood siding
Mezzanine	Mezzanine features multiple large working rooms, air-conditioned workspace overlooking the showroom, creating a flexible, connected environment for management, admin, and team operations.
Office Buildout	Executive office build-out with showroom, private offices, workspace, and break room—designed for professional operations, team comfort, and customer-facing use.

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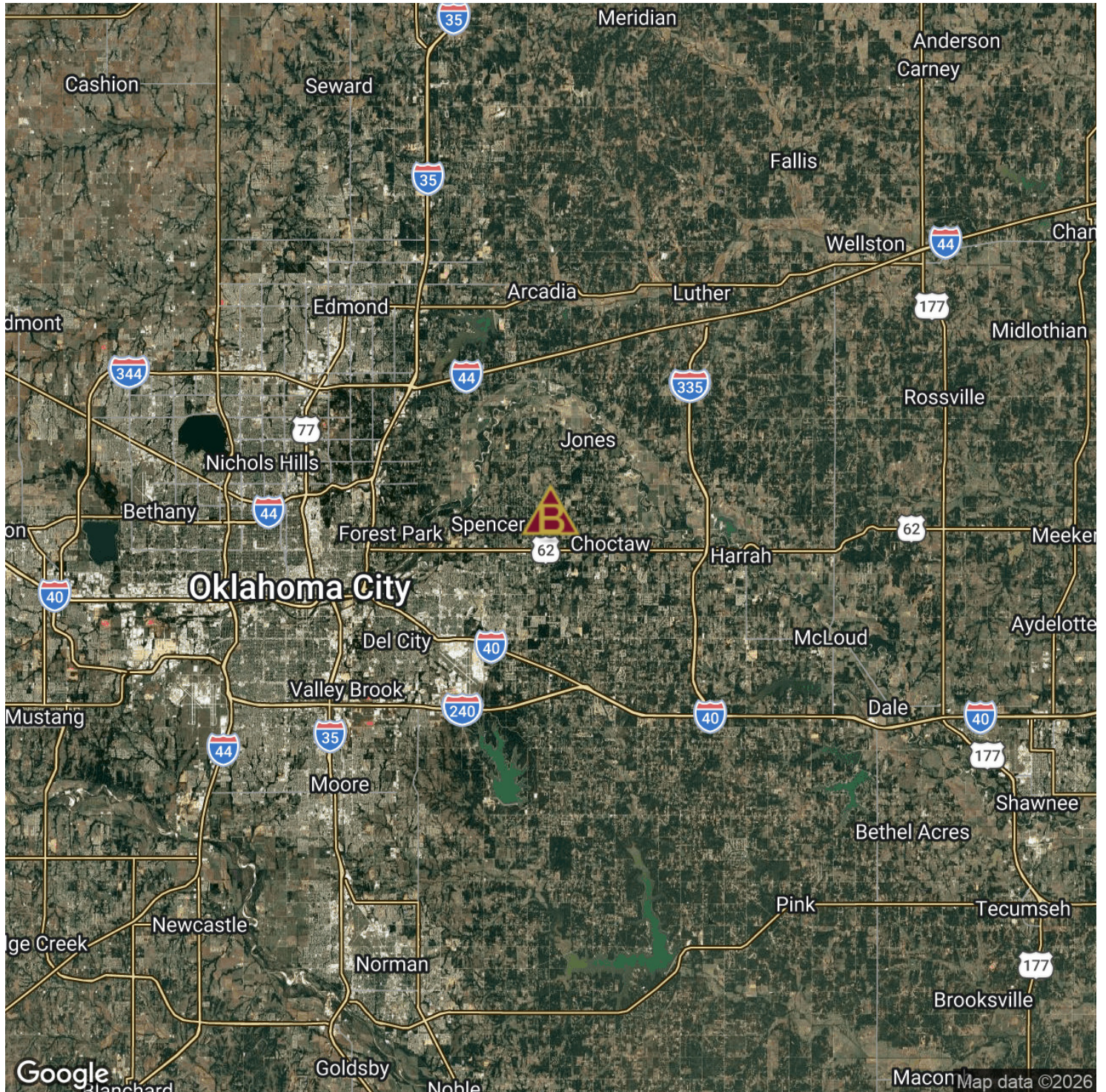
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FOR SALE

SECTION 1
ADVISOR BIOS



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ZACK CONROY

Commercial Real Estate Advisor

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PROFESSIONAL BACKGROUND

Zack is a commercial real estate broker and Senior Officer at Banta Property Group, specializing in office, flex, and entertainment assets across the Oklahoma City metro. With half a decade of experience in sales, leasing, and landlord/tenant representation, Zack brings a sharp, solutions-oriented approach to every deal — from customized CRE consulting to hands-on transaction management.

Before entering commercial real estate, Zack spent 12 years in industrial manufacturing in Tacoma, Washington, producing cold-rolled steel products for the mining industry under his grandfathers tutelage. He later served as deck boss on commercial fishing vessels in Alaska. He also facilitated hospitality operations at some of the most premier venues in the country like the Yellowstone Club. These varied roles shaped Zack's leadership style, resilience, and ability to coordinate projects till completion. His ability to comprehend both sides of transactions has resulted in numerous successful deals negotiated on behalf of his clients.

Zack earned a BA from Montana State University, where he also played and coached baseball for the Mountain West Conference. He is an active member of the Oklahoma City Chamber of Commerce and Oklahoma Commercial Real Estate Council and was awarded the 2024 Sale Transaction of the Year. Originally raised by his grandparents on a small island in the Pacific Northwest, Zack now lives in Oklahoma with his wife, Grace. Together, they are avid snow skiers, love spending time at the lake with their son & two dogs, and enjoy exploring the world.

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