

MIX-USE DEVELOPMENT LAND



PROPERTY DESCRIPTION

Exceptional mixed-use development opportunity located at the intersection of King Road and Southaven Road in one of Claremore's fastest-growing corridors. The property consists of approximately 17.76 acres, including an 11-acre multifamily tract and three commercial parcels totaling 6.76 acres, providing flexibility for retail, office, restaurant, medical, and service-oriented development.

Positioned less than one mile from the intersection of State Highway 20 and Historic Route 66, the site offers outstanding regional connectivity with quick access to Owasso, the Creek Turnpike, and Tulsa, making it an ideal location for both residential and commercial users. The City of Claremore has plans to improve both King Road and Southaven Road into a boulevard, further enhancing accessibility and long-term property value.

The property is surrounded by strong residential growth and established community anchors including Catalayah Elementary School and Destiny Life Church, while major national retailers including Walmart and Lowe's are located just minutes away along the Highway 20 retail corridor. Additionally, the new \$400 Million dollar Cherokee Nation Hospital is under construction less than 1.5 miles away next door to Lowe's.

OFFERING SUMMARY

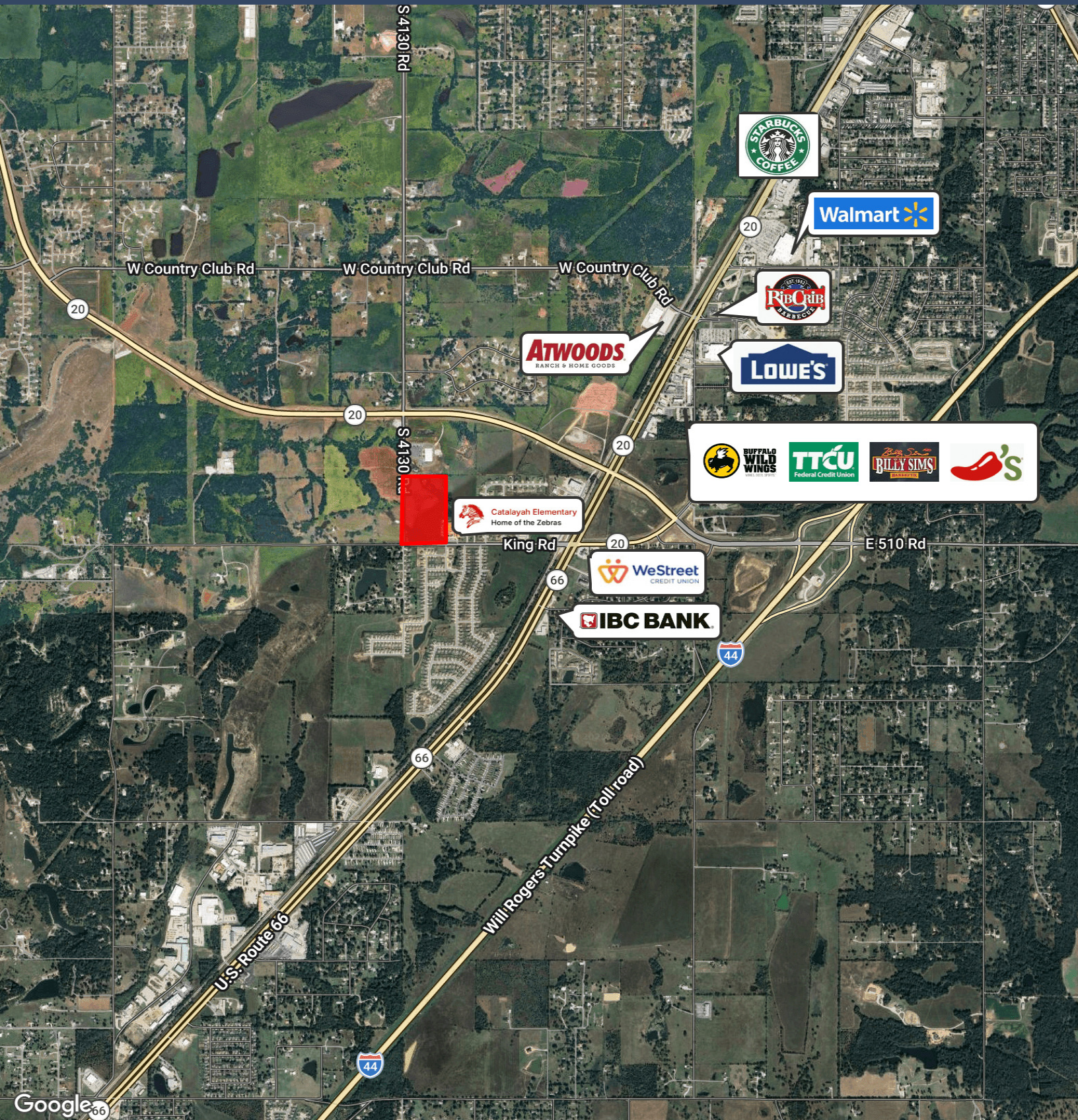
Sale Price:	\$4-\$6 / SF
Lot Size:	1.89 AC - 11 AC
Zoning:	Multi-Family & Commercial
Utilities:	Sewer, Water, Electric
Topography:	Flat

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	783	5,534	12,552
Total Population	1,937	14,878	32,916
Average HH Income	\$80,714	\$85,658	\$88,324

CHANDLER MOREAU

Owner / Managing Broker
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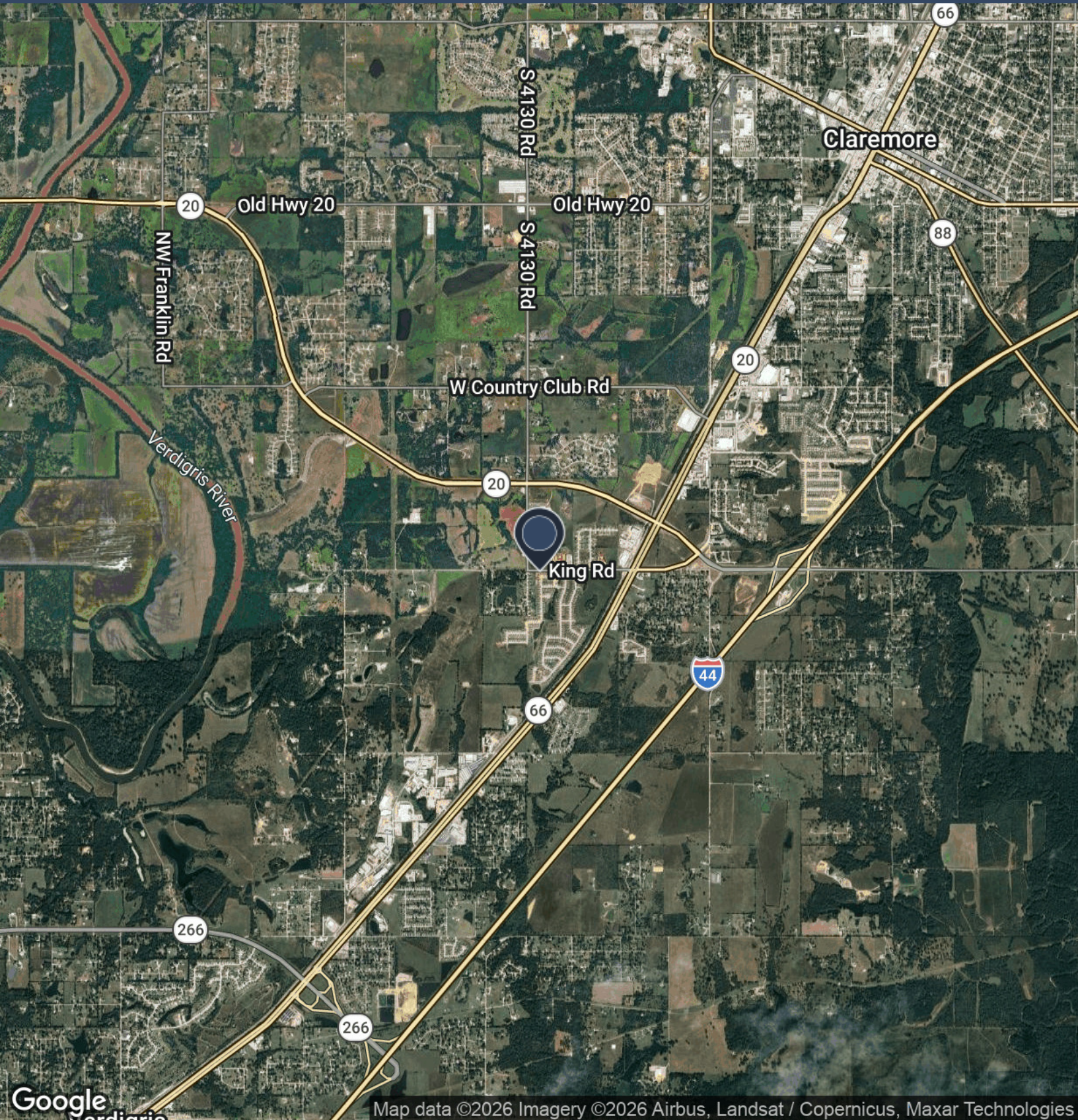
RETAILER MAP



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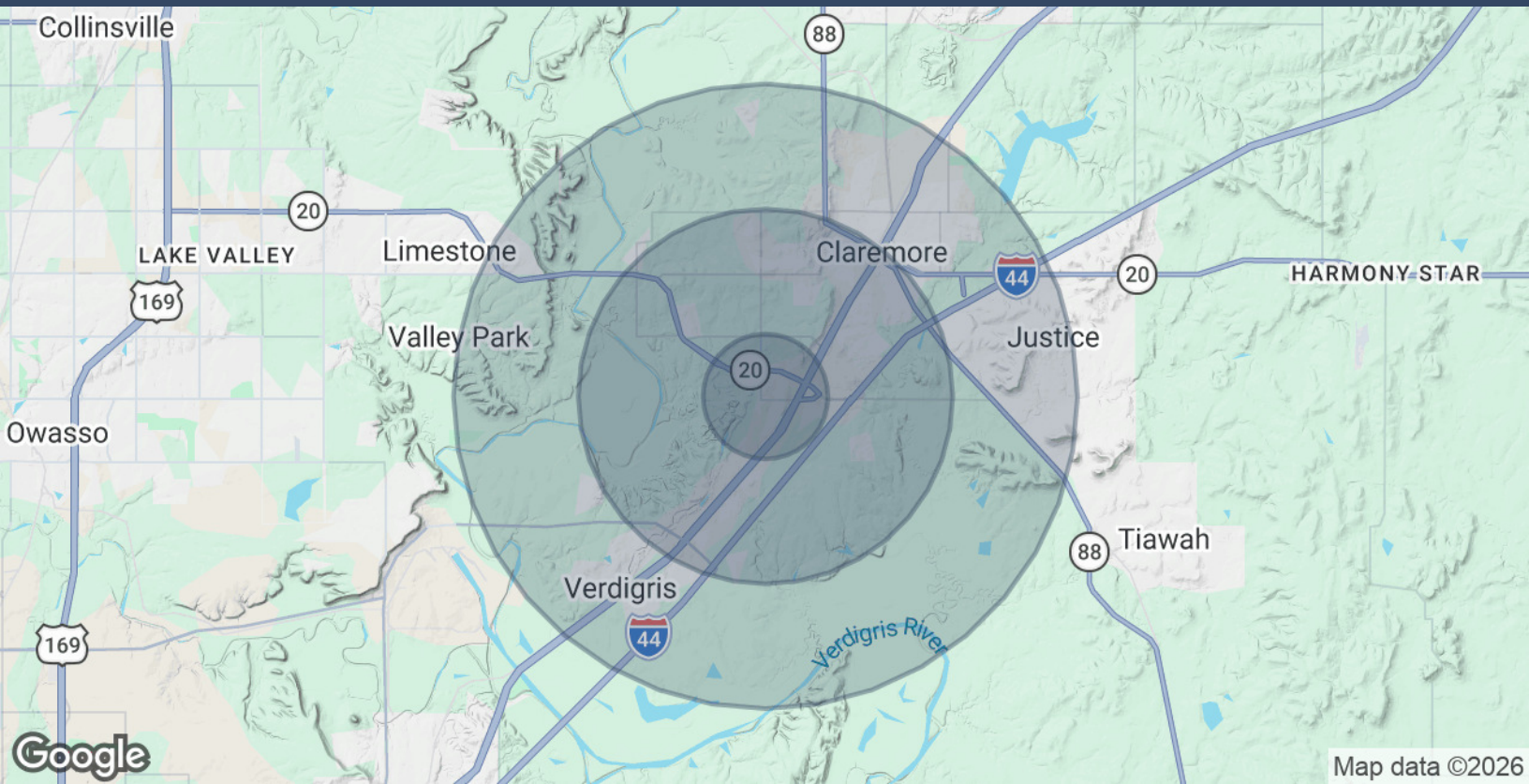
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,937	14,878	32,916
Average Age	36.1	36.2	39.0
Average Age (Male)	32.3	34.3	37.1
Average Age (Female)	41.8	38.7	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	783	5,534	12,552
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$80,714	\$85,658	\$88,324
Average House Value	\$209,698	\$234,225	\$230,705

2023 American Community Survey (ACS)

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