CROSSROADS POINTE - 36 AC DEVELOPMENT AVAILABLE

NEQ I-40 & HWY 81 EL RENO, OK 73036

SHOP cos.

Jake Patterson | **JPATTERSON@SHOPCOMPANIES.COM** | **405-806-7608**

Kendra Roberts | **KENDRA@SHOPCOMPANIES.COM** | **405-806-7604**

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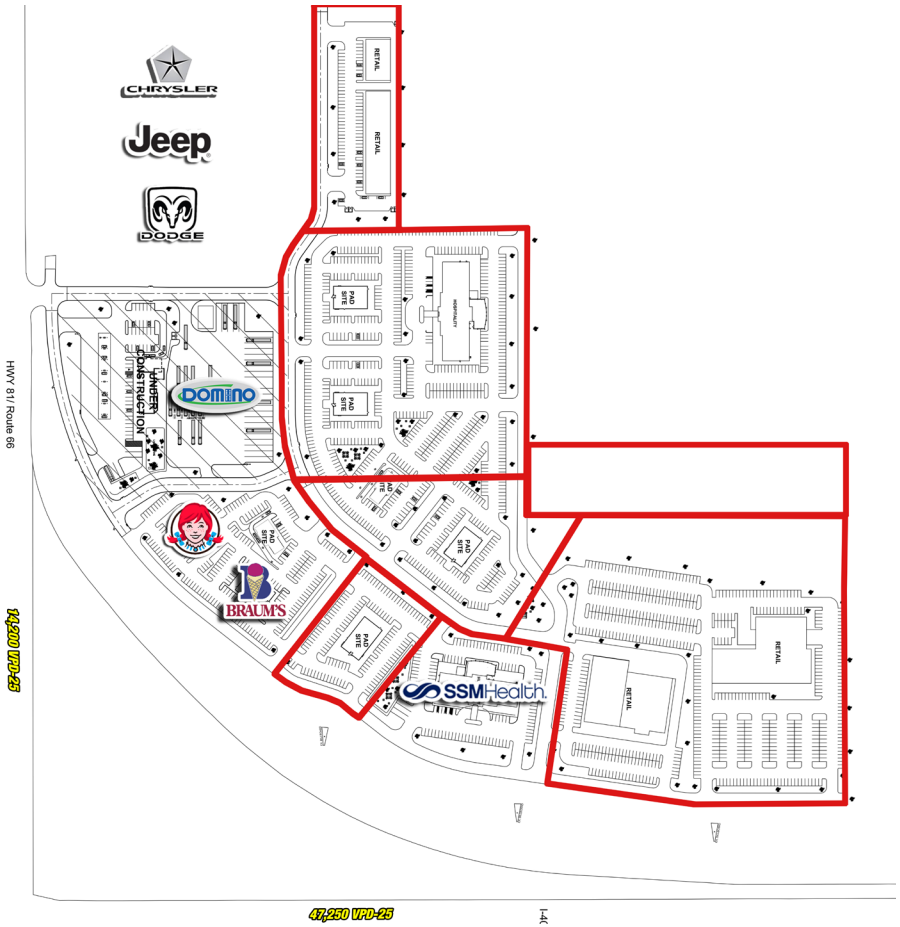

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	657	14,554	18,574
Avg. HH Income	$84,147	$62,598	$66,158
Total Housing Units	287	5,572	6,596
Daytime Population	1,927	13,982	16,991
Medium Home Value	$213,095	$147,016	$165,040

PROJECT SCOPE

Land available for sale or lease in El Reno, Oklahoma. Benefitting from its location at the intersection of major thoroughfares, including Interstate 40, with a daily traffic volume of 49,600 vehicles per day, and US Route 66. Crossroads Pointe enjoys exceptional frontage and visibility. The site for lease is situated amidst well-established neighboring businesses, including Dodge, Domino C-Store, Wendy's, and Braum's, in addition to the SSM Health St. Anthony's Healthplex. Lastly, there is a high average household income of over $84,000 within 1-mile of the site.

PRICING

- Call for rates

DETAILS

- Lot 2: 1.82 AC Pad Site Available
- Retail and Restaurant Opportunities Available
- 36.24 Total AC Available (Divisible)

TRAFFIC COUNTS

o US Route 66	13,400 VPD-25
o Hwy 81	14.200 VPD-25
o Interstate 40	47,250 VPD-25

AREA RETAILERS

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