

MIDPOINT

COMMERCIAL FRONTAGE OPPORTUNITY

16+ ACRES OF HIGH VISIBILITY FRONTAGE

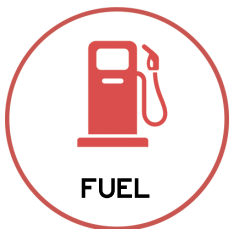
16051 S HIGHWAY 66 | CLAREMORE, OKLAHOMA

THE FIRST AND MOST CONVENIENT RETAIL STOP NORTHEAST OF CLAREMORE



UNDERSERVED ROUTE 66 CORRIDOR DAILY COMMUTER + RURAL TRAFFIC
FLEXIBLE PAD SITES FOR MULTIPLE COMMERCIAL USES

BEST SUITED FOR



FUEL



QSR



COFFEE



CAR WASH



SELF STORAGE



DRIVE-THRU RETAIL



INDUSTRIAL SERVICE

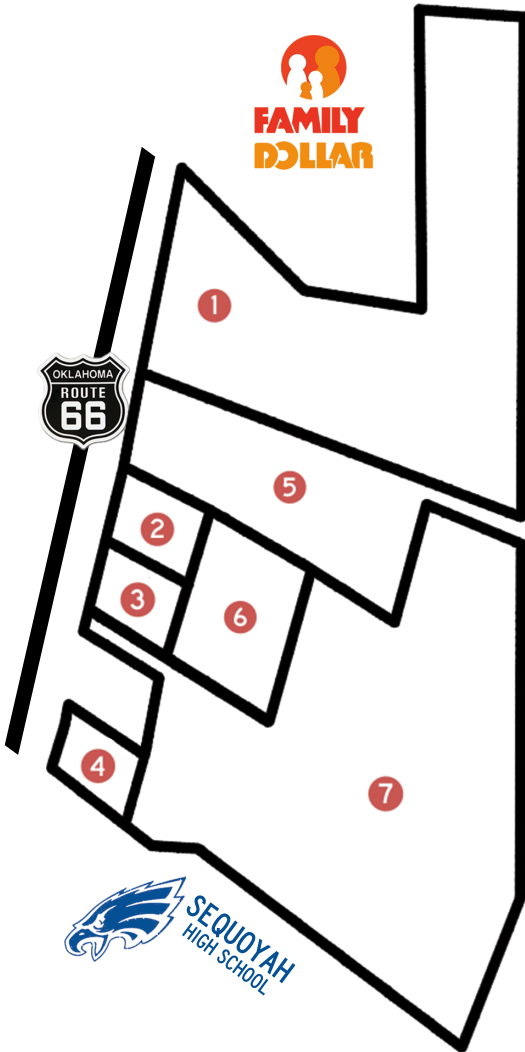


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JONES AVENUE
REAL ESTATE COMPANY
Serving people.

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DEVELOPMENT BREAKDOWN

PARCEL	SIZE	POTENTIAL USE	PRICE
1	3± AC	Gasoline Convenience	\$400,000
2	1± AC	QSR Coffee Drive-Thru	\$125,000
3	1± AC	QSR Coffee Drive-Thru	\$125,000
4	1± AC	QSR Coffee Drive-Thru	\$125,000
5	3± AC WITH BUILDING	Industrial Service	\$825,000
6	2± AC	Car Wash Auto Service	\$160,000
7	5± AC	Self Storage	\$325,000



FLEXIBLE OPPORTUNITY

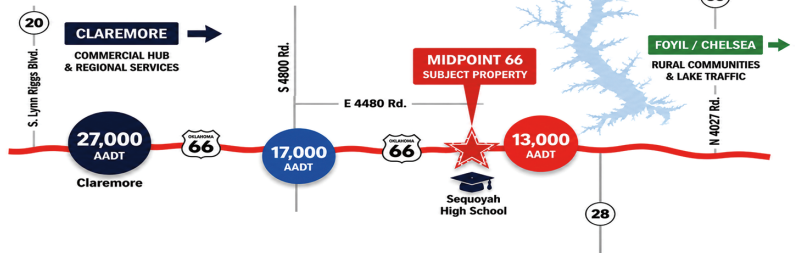
Parcels available individually or as an assemblage to accommodate build-to-suit or phased development.

TRADE AREA SNAPSHOT

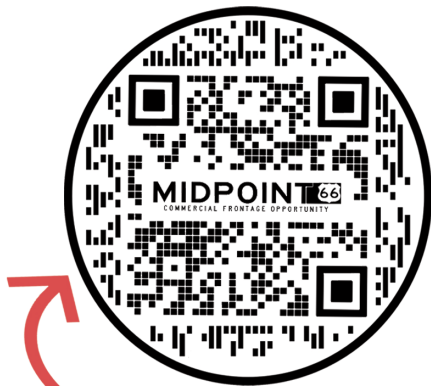
- ✓ **32,000+ LOCAL RESIDENTS** - Growing population base in Claremore and surrounding rural communities (5 mile radius).
- ✓ **13,000+ AADT** - Strong commuters and pass-through traffic along Historic Route 66.

ROUTE 66 COMMUTER CORRIDOR OVERVIEW

CONSISTENT TRAFFIC CORRIDOR NORTHEAST OF CLAREMORE



- ✓ **GROWING RETAIL CORRIDOR** - Residential expansion northeast of Tulsa and Claremore continues to drive retail demand.
- ✓ **LIMITED COMPETITION** - Opportunity for additional fuel, QSR and convenience retail services.



VISIT WEBSITE

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