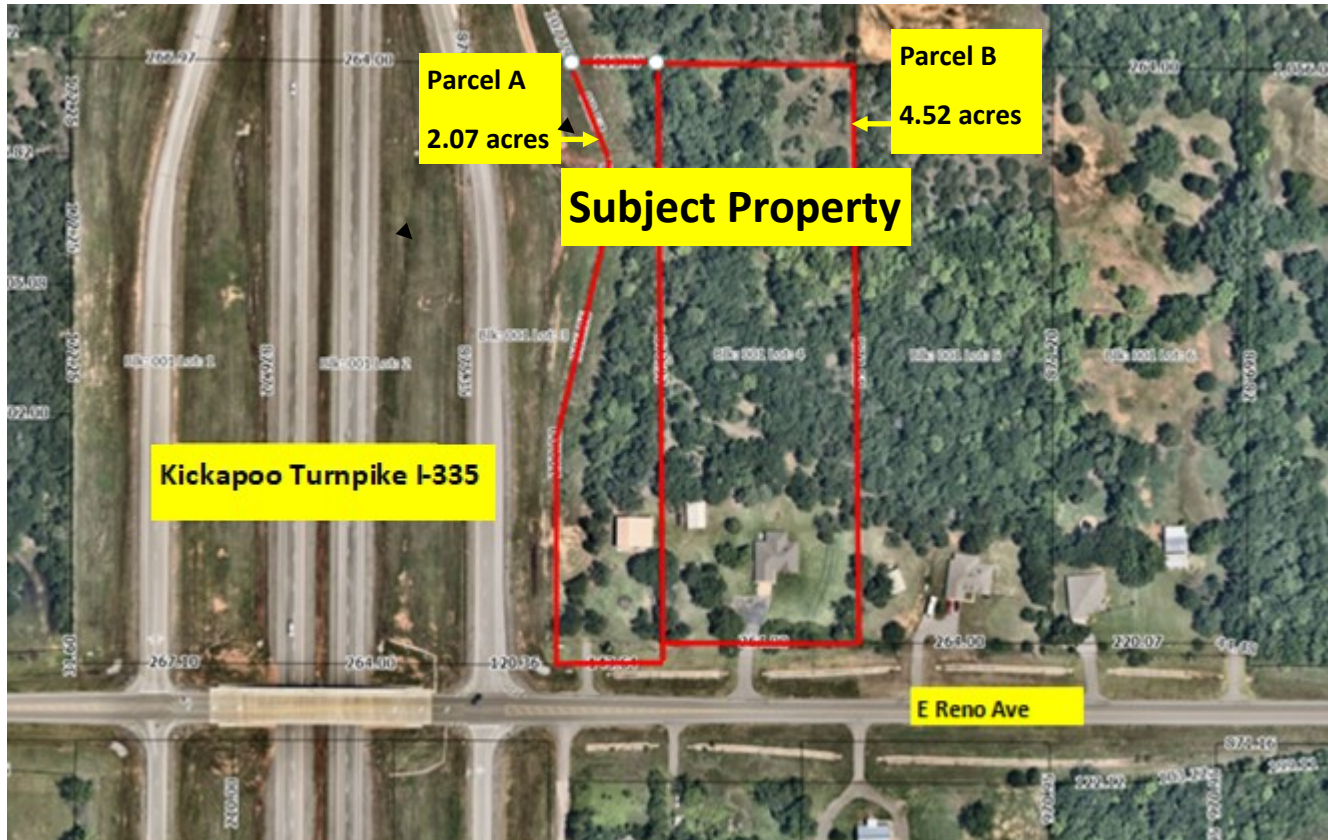


For Sale:

**18613 E. Reno Ave. and 18645 E. Reno Ave.
Choctaw OK 73020**

JerryHocker
AND ASSOCIATES
Commercial / Industrial Brokerage
Hocker & Associates



Property Information

Sale Price: \$1,400,000.00 \$4.78 Per Square Foot

Area for sale: 6.59 acres (mol) 287,060.40 SF (mol)

Parcel A C-2 Zoning Parcel B A-1 Zoning

Hard Corner - East Reno Ave and Kickapoo Turnpike (I-344)

Kickapoo Turnpike has an interchange (on and off ramps) at Reno Avenue.

The Oklahoma Turnpike Authority says it plans to break ground on the East-West Connector Turnpike that will connect with the Kickapoo Turnpike, construction to begin on the new connector in spring 2026.

Location, Location, Location— Perfect for Convenience Store/

Gas Station, Restaurant, Neighborhood Market.

Choctaw Mailing Address, Harrah City Limits and Schools, Oklahoma County

(Both parcels of land are to be sold together)

**Approximately 810 Feet of
Frontage on Kickapoo Turnpike
(I-335)**

**Approximately 470 Feet of
Frontage on East Reno Ave**

Parcel A has a 40X30ft —1,200 sf shop with 720ft Lean-to built in 2018

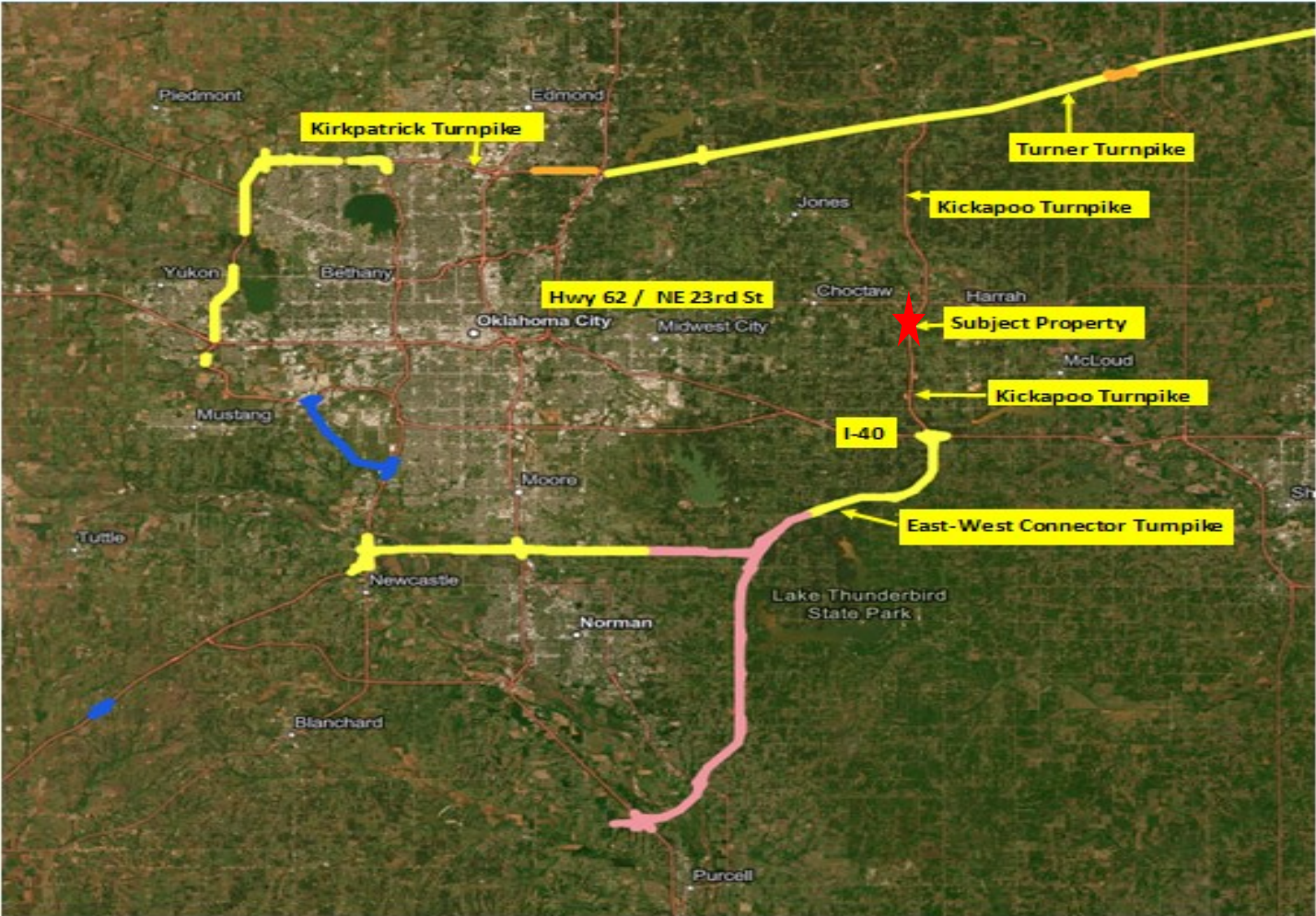
Parcel B has a 1,899 sf home built in 1993 and a 36X24ft —864 sf shop.

Jack James
405-413-7725
jack@hocker.com

Jerry Hocker & Associates
4323 N Classen, Suite 100,
Oklahoma City, OK 73118
405-840-4545

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- Active Construction
- Active Design
- Completed
- Future
- Future (Under Revision)

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