



\$2,125,860

## THE ERHARDT GROUP

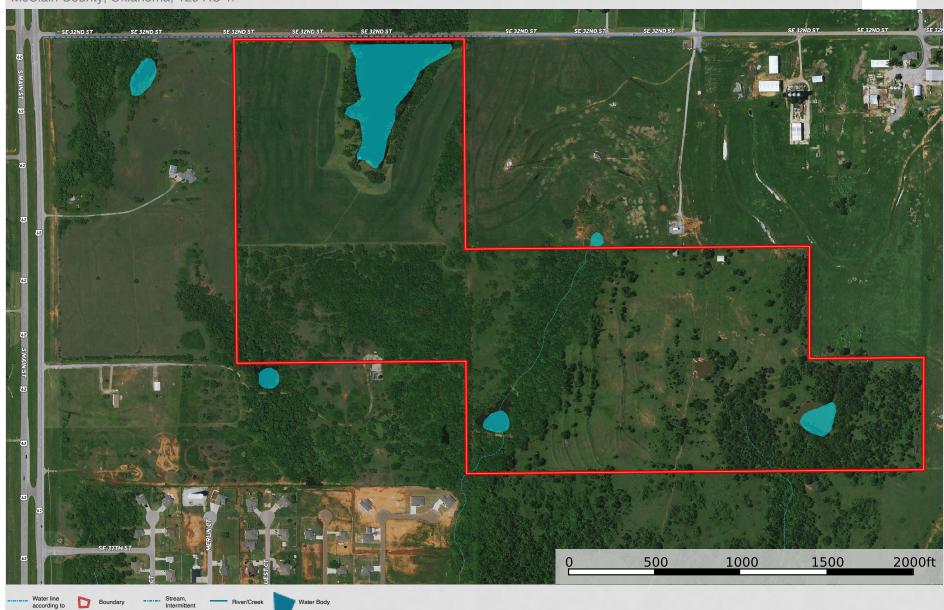
- Exclusively offered by:
  - Matt Cunningham
  - matt@erhardtgroup.com
  - 405.420.8820

### The Erhardt Group

- 912 26<sup>th</sup> Ave NW
- Norman, OK 73069
- 405.309.7477



#### SE 32nd St Newcastle 129 +/- plain McClain County, Oklahoma, 129 AC +/-



# NEWCASTLE DEVELOPMENT OVERVIEW

- Minutes from proposed Indian Health Service Centermillion sq. ft. hospital facility
  - Chickasha Nation partner project
  - 4500 Construction jobs
  - 3500 permanent high paying healthcare jobs
- Located 20 minutes from downtown Oklahoma City
- 15 minutes to Will Rogers World Airport
- 15 minutes to the University of Oklahoma
- 128 acre residential development opportunity
- Waterfront lot opportunities
- In Newcastle City limits
- Utilities available
- Highly desired Blanchard School District



## PROPOSED NEWCASTLE HOSPITAL-FROM GOVERNOR BILL ANOATUBBY- CHICKASAW NATION

- "In Newcastle, just southwest of Oklahoma City, we are taking our next major step in providing health care to First American residents in the metro area. We are currently in the planning phase to build a large, new hospital there.
- The new hospital will offer numerous outpatient and specialty services and should directly employ as many as 3,500 people. We are currently in the early planning stages, we are in partnership with Indian Health Service as we have before, on how to best utilize the facility and serve our First American population in the area.
- This new hospital, like the Chickasaw Nation Medical Center, is a joint venture with Indian Health Service. We are excited about this new hospital, what it is going to mean for the future of our health care system, a future that will soon offer our fellow citizens and Chickasaws in the Oklahoma City metroplex, it will be more convenient, and they will have better access to our world-class health care.

Source: http://governor.chickasaw.net/News/Speeches/2022-State-of-the-Nation-Address.aspx



## WHY NEWCASTLE?

- 3<sup>rd</sup> Fastest Growing City in Oklahoma 2022
  - https://www.homesnacks.com/fastest-growing-cities-in-oklahoma/
- High median income- over \$86,000
  - https://www.homesnacks.com/richest-places-in-oklahoma/
- Interstate I-44 access
- Easy access to I-35 via Hwy 9 spur
- Pro-growth City Council





## **AVAILABLE UTILITIES**

- 12" waterline with fire hydrants at east side of property. Water tower located within 1 mile of property.
- Natural gas within ½ mile.
- Fiber internet along front of property.