

TAHLEQUAH OKLAHOMA

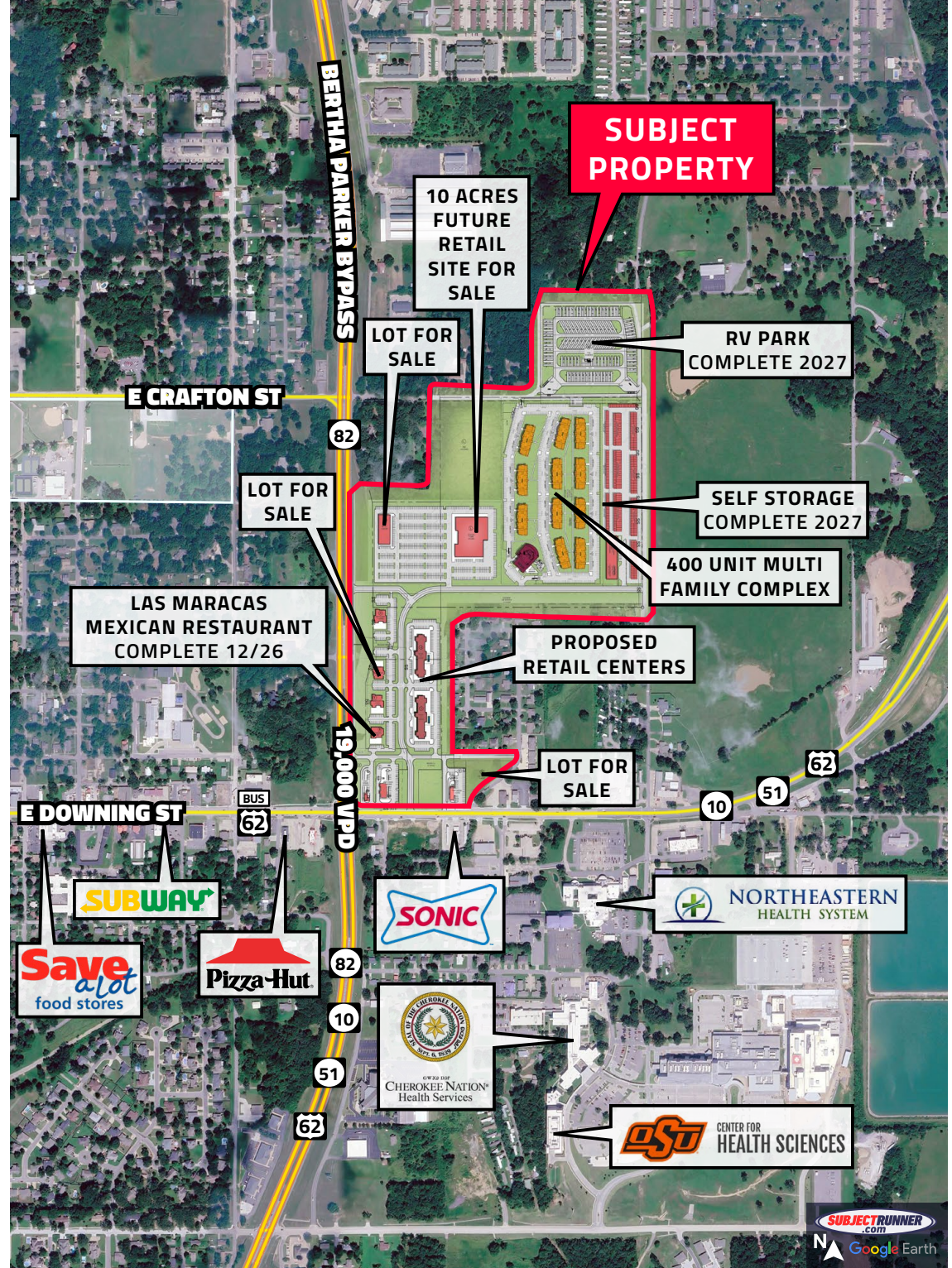
COMMERCIAL LOTS FOR SALE

The Shops at Rivercenter are located at the highly visible northeast corner of E. Downing Street and the Bertha Parker Bypass in Tahlequah, Oklahoma. Situated within a designated Opportunity Zone, this dynamic, master-planned development features premium commercial land, offering flexible lots ready for development.

- » **Traffic count:** 19,000 VPD.
- » **High-Traffic Synergies:** Join a high-performing retail lineup anchored by established national brands.
- » **Built-In Consumer Base:** Large-scale multifamily development on the north side provides immediate, walkable access to a captive customer base.
- » **Strategic Access & Visibility:** Exceptional frontage and seamless accessibility directly from the Bertha Parker Bypass, and E. Downing.
- » **Tax Incentives:** Located within a designated Opportunity Zone – development and investment may qualify for significant preferential tax treatment.
- » **Proximity to Cherokee Nation** as well as **Northeastern State University.**

CONTACT

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MARKET AERIAL



MASTER PLAN

