

For Sale

CBRE

# I-35 & US-77 – Perry, OK

Retail Land | 31.01 Acres

SWC of I-35 & US-77 – Perry, OK | [www.cbre.com/okcretail](http://www.cbre.com/okcretail)



# 31.01

Acre Land

## Call Broker For Price

### Highlights:

- + High-Visibility Location: Direct access to I-35 and US-77, ideal for commercial development.
- + Large Acreage: 31.01 acres of usable land with a mix of crop and pasture designations.
- + Flexible Zoning Potential: Currently designated for agricultural use, the site offers future development flexibility with potential for rezoning to commercial or industrial, subject to city approvals.

### Property Overview

Located just south of 3103 US-77 in Perry, OK, this 31.01-acre tract offers unmatched visibility and access at the crossroads of I-35 and US-77.

With its proximity to major highways and Perry's growing infrastructure, this land is ideal for investors or developers seeking a strategic location in north-central Oklahoma. for agricultural use and features a mix of crop and native pasture acreage, making it versatile for a range of future uses.





Traffic Counts	AADT
I-35	20,400
US-77	2,100



# Excess Land For Sale SWC of I-35 & US-77 – Perry, OK

# For Sale



## Contact Us

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