

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



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. The land features a mix of crop and native pasture acreage, making it versatile for a range of future uses.

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

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

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