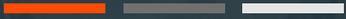


**± 6.48 ACRES**

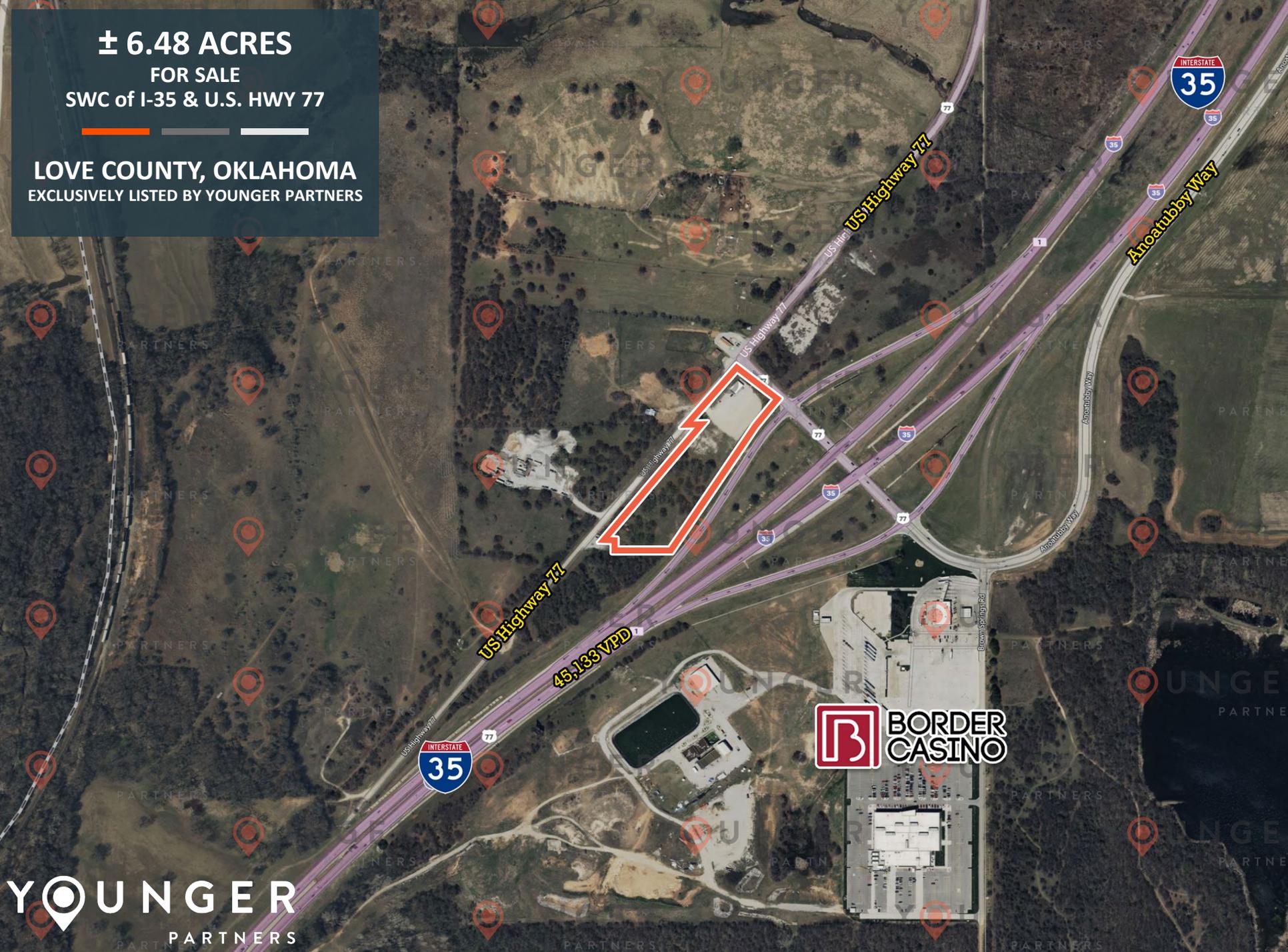
**FOR SALE**

**SWC of I-35 & U.S. HWY 77**



**LOVE COUNTY, OKLAHOMA**

**EXCLUSIVELY LISTED BY YOUNGER PARTNERS**



**US Highway 77**

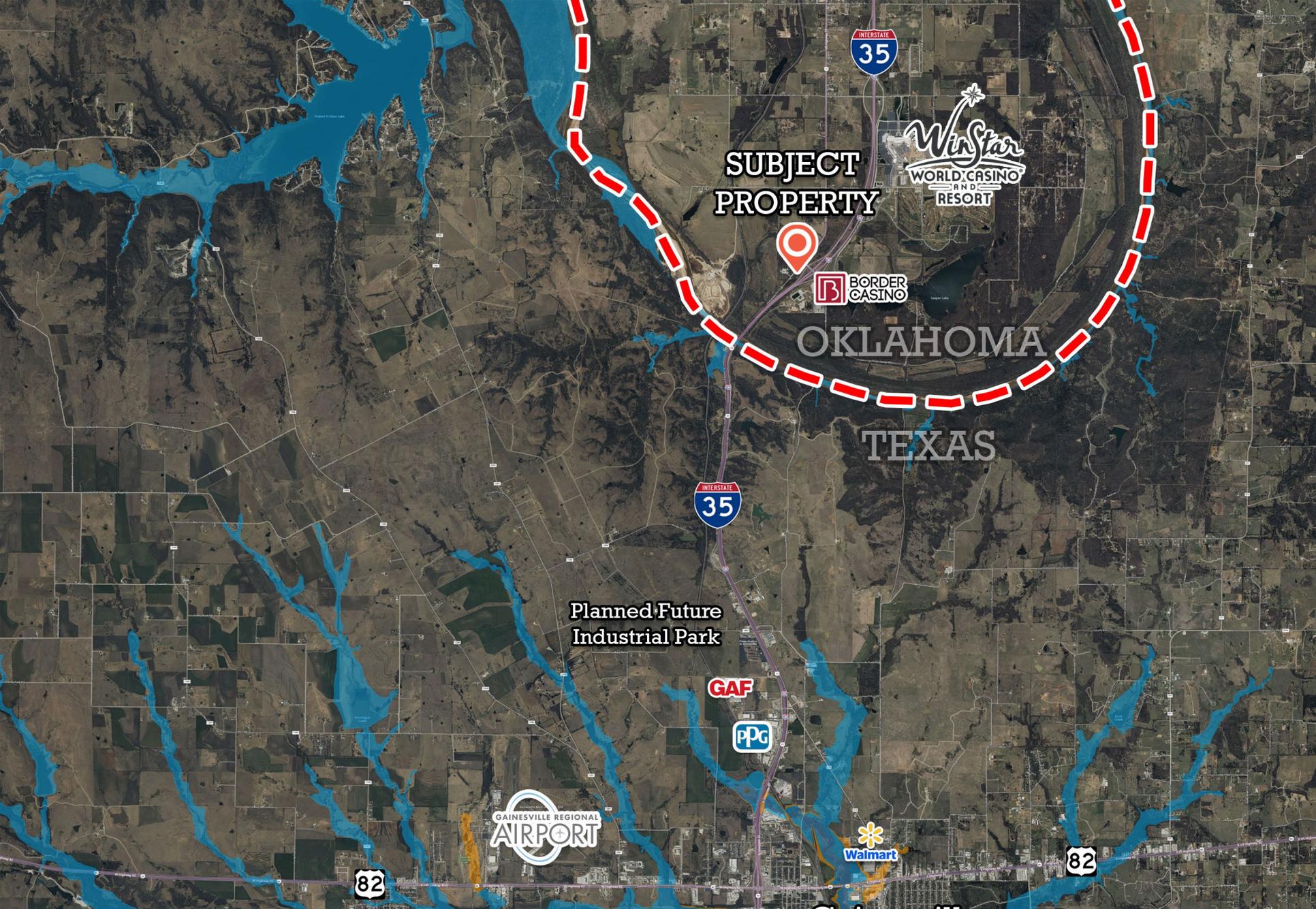
**45,133 VPD**

**US Highway 77**

**Anotubby Way**



**YOUNGER**  
PARTNERS



**SUBJECT  
PROPERTY**



**OKLAHOMA  
TEXAS**



**Planned Future  
Industrial Park**



**Gainesville**

**YOUNGER  
PARTNERS**

PROPERTY AERIAL | ± 6.48 AC | LOVE COUNTY, OK 73459

# Property Information

SWC I-35 and U.S. HWY 77, Love County, OK I  
± 6.48 AC

## PROPERTY LOCATION

- **Love County - Oklahoma**
- 22865 US Highway 77, Thackerville, OK 73459
- SWC I-35 and U.S. HWY 77

## INITIAL OFFERING

- **± 6.48 ACRES**
- **Ownership open to selling existing Medical Marijuana Dispensary/License as well**
- **Contact Younger Partners For Pricing & Availability**

## PROPERTY INFORMATION

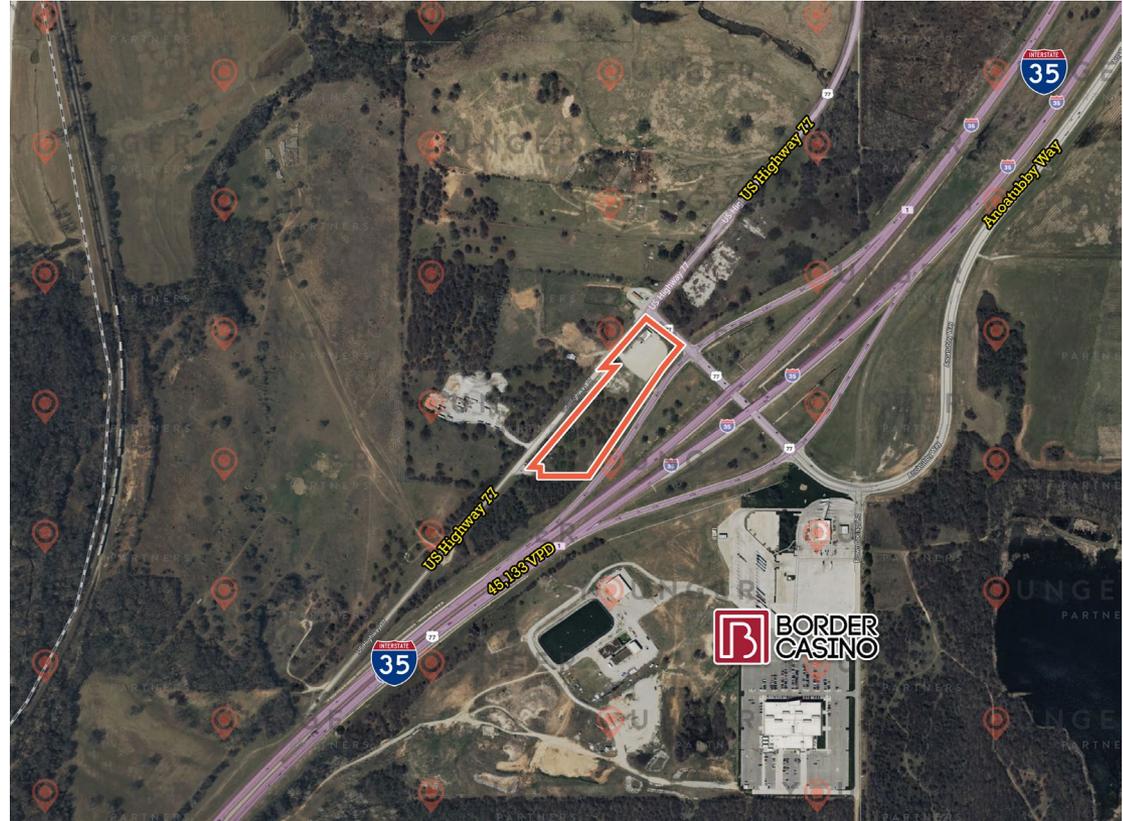
- **ZONING:** UNZONED (ETJ)
- **FRONTAGE, INTERSTATE 35:** ± 958 FT
- **FRONTAGE, US HWY 77:** ± 1,117 FT
- **TRAFFIC COUNT, I-35 (N/S):** ± 45,133 VPD
- **SCHOOL DISTRICT:** Thackerville ISD
- **CCN:** Love County
- **UTILITIES:** Exhibit available upon request.  
Existing waterline to site along with septic.

## APPROXIMATE DISTANCE FROM

  
**± 2.2 MILES**

**DOWNTOWN  
DALLAS**  
**± 78.9 MILES**

**DOWNTOWN  
OKC**  
**± 128 MILES**



**YOUNGER PARTNERS DALLAS**  
**214.294.4400**

# Acquisition Opportunity

SWC I-35 and U.S. HWY 77, Love County, OK I  
± 6.48 AC

## Development Opportunity:

- Ownership is looking to sell the subject property to a developer/investor who can take advantage of the site's strategic location along the highly traveled highway, Interstate 35.
- The land is situated right off the first exit of I-35 as you enter Oklahoma from Texas. On top of the 45,000+ vehicles per day that travel I-35, it also benefits from the traffic generated from the nearby Casinos (Border Casino and Winstar World Casino and Resort).
- When a property is not located within the city/town limits, such as this one, they generally have more options/flexibility when it comes to potential permitted uses and a simpler and more streamlined approval process.

## Additional Opportunity:

- This property is currently home to a medical marijuana dispensary with healthy sales numbers. The ownership's primary objective is to sell the land and terminate the dispensary's business license, however, if a buyer/investor is interested, they would be open to selling the dispensary and its license (which is transferrable if certain criteria is met) as well.
- Medical Marijuana is currently legal in Oklahoma, however, there has been a major push to legalize marijuana recreationally. If successful, which many experts expect to happen in 2026/2027, it could drastically increase sales as the owner would be able to capitalize on the highway frontage location, as well as the traffic brought in from the neighboring casinos.
- If interested, financial information can be made available to qualified buyers on a confidential basis.



± 6.48  
ACRES

±1,117'

±261'

±958'

±283'

US Highway 77

US Highway 77

77

35

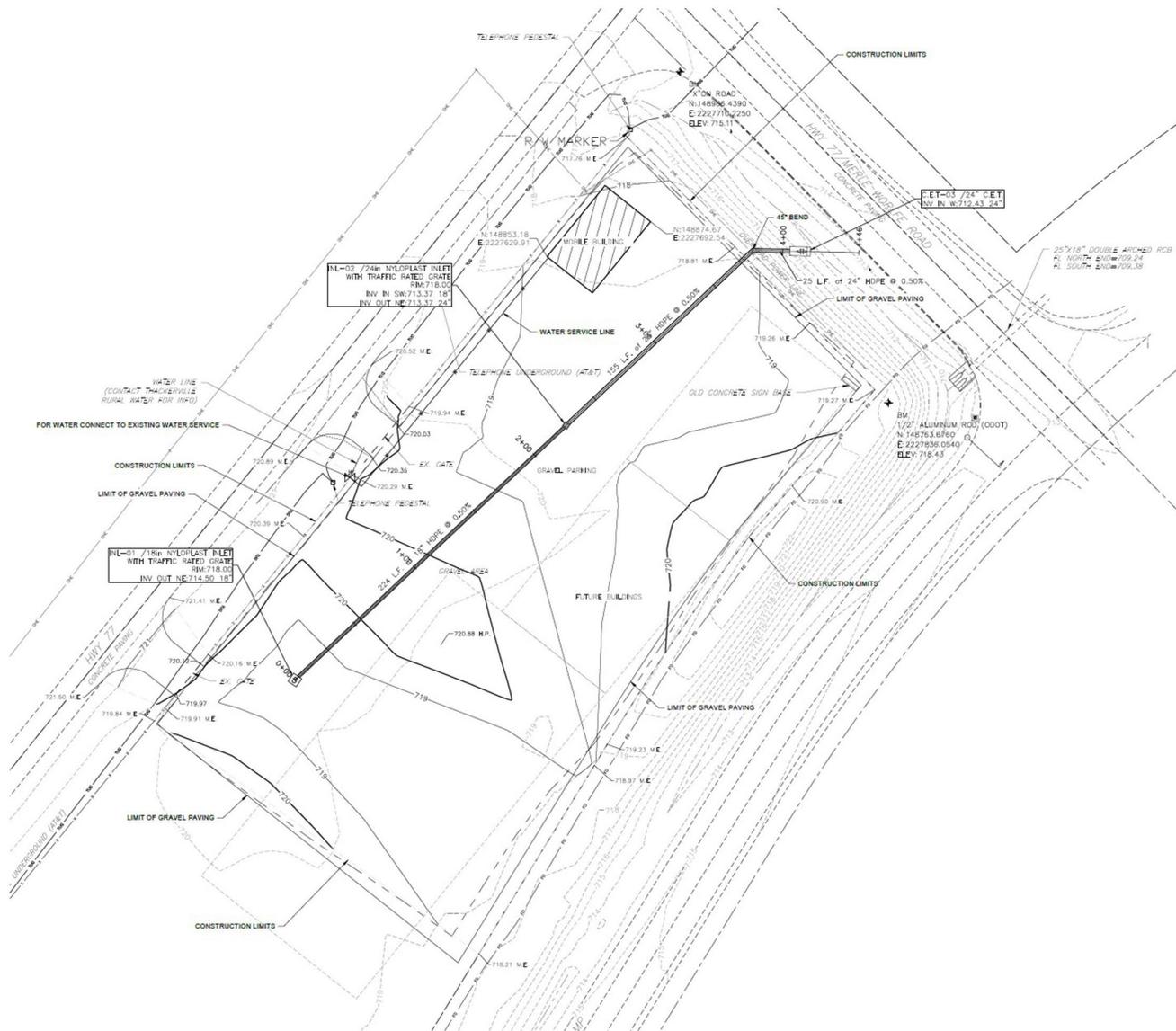
35

INTERSTATE  
35

1



30 0 15 30  
SCALE: 1"=30'





214.294.4400



Younger Partners Dallas, LLC

### Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0