

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	23.95 Acres
Price / Acre:	\$35,491
Price / SF:	\$0.81

PROPERTY OVERVIEW

This 23.95-acre property, located just off Interstate 40, offers great visibility and easy access for a range of commercial development opportunities. With its expansive terrain, this property provides the flexibility needed for a variety of uses, from truck stops, to retail or industrial projects. The high-traffic location (9,000 AADT, per ODOT) ensures strong exposure, while the property's zoning supports quick development. Whether you're looking to establish a business hub or expand your real estate portfolio, this strategically positioned parcel offers exceptional potential for growth and long-term value.

LOCATION OVERVIEW

The property is located right off of I-40, on Highway 281 just south of Geary. It is across from the well known Cherokee Trading Post. This location offers an opportunity to capture interstate traffic as well as local traffic headed to Geary and Watonga.

CAMDEN NIGHTENGALE

727.946.3333
camden@creekcre.com

LOCATION MAP



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