PRIME LOCATION For SALE!

For Sale 2.64 +/- ACRES
SHAW'S GULF CALL
405-612-5737
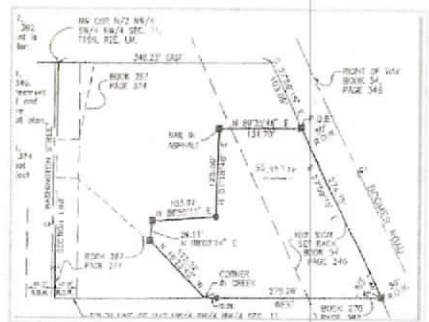
📍 **Stillwater, OK**

1916 N BOOMER &
1819 N Washington

114998.4 S.F.
2.64 +/- Acres

*Ingress/Egress from both
North Washington & North
Boomer

📞 **405-612-5737**
Excellent Location-Easy
Access

Land For Sale

1916 N Boomer/1819 N Washington

2.64 +/- Acres Commercial Land

- Two Adjoining Parcels totaling 114998.4 SF +/- of land
- Zoned for commercial general use
- Outstanding opportunity for development
- Ingress/Egress from both N. Washington & N Boomer
- Ready to develop immediately
- Stillwater is just 60 miles from both Oklahoma City and Tulsa. Southern Living ranked Stillwater sixth on its list for "The South's Friendliest Cities 2018," and OSU sits at the heart of it all and located just blocks from the property.

- Excellent Location
- Easy access to roads
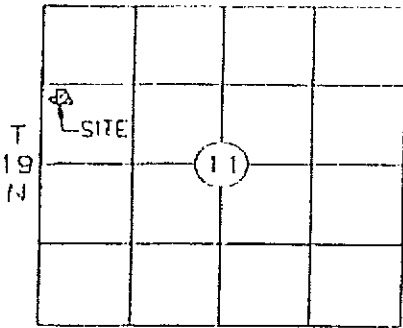- Signalized Intersection at North Washington/N Boomer

PARCEL NUMBERS

PN 600012194

PN 600011782

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Traffic Counts

W. Lakeview Road - 10,103

N Boomer/ N Washington - 15973

LOCATION MAP

I.M., Payne County, Oklahoma, being more particularly described as follows: Starting at the NW corner of the N/2 of the NW/4 of the SW/4 of the NW/4 of said Section 11; thence East along the North line of the N/2 of the NW/4 of the SW/4 of the NW/4 of said Section 11, a distance of 348.23 feet to a point on the Westerly R/W line of Boomer Road; thence S 27° 59' 15" E along said R/W line, a distance of 103.05 feet to the point of beginning; thence S 27° 59' 15" E along the Westerly R/W line of Boomer Road a distance of 274.75 feet to the South line of the N/2 of the NW/4 of the SW/4 of the NW/4 of said Section 11; thence West along the South line of the N/2 of the NW/4 of the SW/4 of the NW/4 of said Section 11 a distance of 279.26 feet; thence N 48° 23' 42" W a distance of 123.22 feet; thence N 08° 02' 24" E a distance of 29.11 feet; thence N 86° 55' 11" E a distance of 103.97 feet; thence N 01° 18' 48" E a distance of 125.50 feet; thence N 89° 35' 46" E a distance of 131.70 feet to the point of beginning, containing 1.30 acres, more or less; and subject to all easements of record.

EASEMENT:
Abstract Page 77, Book 278, Page 392. Drainage Easement is shown on plot plan.

REMARKS:
Abstract Page 41, Book 54, Page 346. Right of Way Agreement for Boomer Road and Sign Set Back are shown on the plot plan.

Abstract Page 75, Book 267, Page 374. This tract does not encroach on subject property.