

# 4.44 ACRES | INDUSTRIAL LAND FOR SALE

## North Street & Beacon Street, Muskogee, OK



### PROPERTY HIGHLIGHTS

Position your business for growth with this 4.44-acre industrial development opportunity located on North Street just west of Beacon Street in Muskogee, Oklahoma. Situated within an established industrial corridor, this site offers excellent potential for a variety of industrial and office users seeking accessibility, infrastructure, and a business-friendly environment.

The property benefits from industrial zoning, allowing for flexible development including warehouse, distribution, manufacturing, and office uses. Utilities are available, helping streamline the development process and reduce upfront costs.

Surrounded by existing industrial users and commercial activity, the site is well-positioned for companies looking to establish or expand operations in the Muskogee market. Its proximity to major transportation routes enhances logistical efficiency and connectivity throughout eastern Oklahoma.

- 4.44 Acres of Industrial Land
- Located on North St. just west of Beacon St.
- Industrial Zoning (Flexible Use)
- Utilities Available to Site
- Positioned in an established industrial neighborhood
- Ideal for:
  - o Warehouse / Distribution
  - o Light Manufacturing
  - o Office / Flex Space
- Strong access to regional transportation corridors
- Growing industrial market in Muskogee

### DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	6,569	29,017	46,586
TOTAL HOUSEHOLDS	2,506	10,688	16,337
TOTAL POPULATION	6,215	26,357	40,180
AVERAGE HH SIZE	2.40	2.37	2.39
AVERAGE HH INCOME	\$55,634	\$66,754	\$69,043

DEMOGRAPHICS - SOURCE: ESRI 2025

## BAUER & ASSOCIATES, REALTORS®

*"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"*

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

**SHEILA COOPER**


Cell: 918-724-5140

scooper@bauertulsa.com

# 4.44 ACRES | INDUSTRIAL LAND FOR SALE

## North Street & Beacon Street, Muskogee, OK




 1,100 Vehicles per day - Beacon St.  
 259 Vehicles per day - North St.

TRAFFIC COUNT - SOURCE ESRI 2025

**NEARBY**

- HARBOR FREIGHT
- HOBBY LOBBY
- PLANET FITNESS
- ARROWHEAD MALL
- HUGHES LUMBER
- MAZZIO'S PIZZA
- LOWE'S
- CUSTOMIZED DISTRIBUTION SERVICES



**BAUER & ASSOCIATES, REALTORS®**

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management



**SHEILA COOPER**

Office: 918-665-1210

Cell: 918-724-5140

scooper@bauerulsa.com