

Hyperscale Data Center Development Opportunity | 324 AC of Raw Land in Kiowa, OK

3623 Doyle Rd, Kiowa, OK 74553



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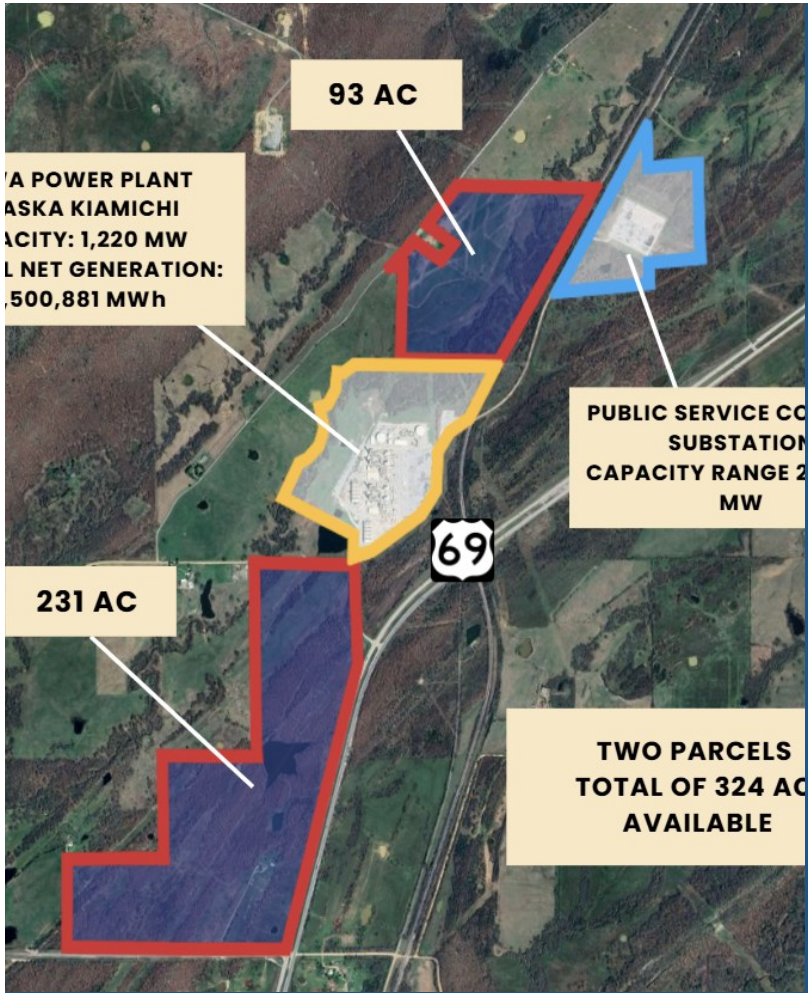
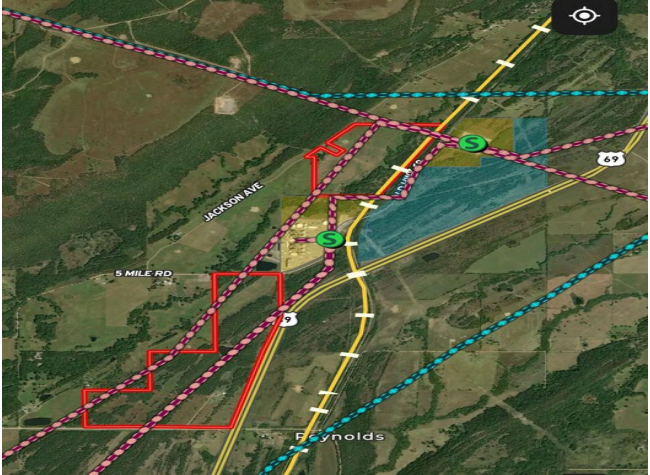
324 AC N of Hwy 69 Kiowa, OK

Upon Request

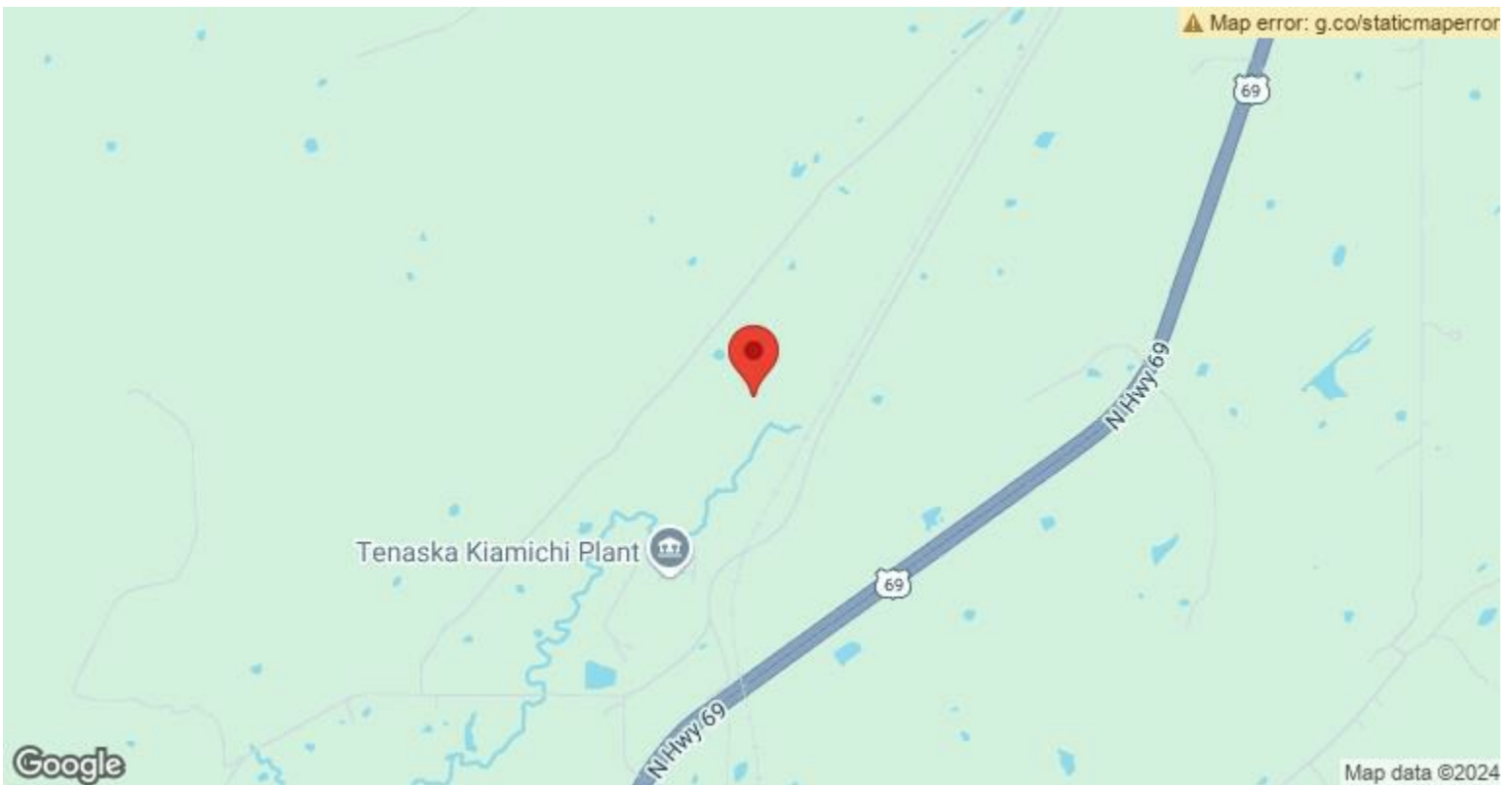
Property Description: Discover 324-acres of prime land in Pittsburg and Atoka Counties, ideal for hyperscale data center development. This site is strategically located adjacent to the Kiowa Power Plant and the Public Service Company substation, ensuring reliable and efficient energy access. Fiber Optics Available

Two large parcels of raw land available for purchase on the north side of Hwy 69 located just south of Kiowa, OK. Parcel One is 231 AC and Parcel Two is 93 AC for a total of 324 AC. Site is adjacent to 1,220 MW Power Plant and a 200-300 MW substation, ideal for hyperscale data center development. 345 KV Transmission lines run through each parcel.

- Raw Land | Development Opportunity
- Located Adjacent to Dual Substations
- 4,300 FT of Hwy 69 Frontage
- 21,400 VP on Hwy 69



Price:	Upon Request
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	324.00 AC
No. Lots:	1
Zoning Description:	RA
APN / Parcel ID:	0000-04-02N-13E-4-002-00



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Property Description: Discover 324-acres of prime land in Pittsburg and Atoka Counties, ideal for hyperscale data center development. This site is strategically located adjacent to the Kiowa Power Plant and the Public Service Company substation, ensuring reliable and efficient energy access. Fiber optics available (i.e. 100Gbps waves, 100Gbps DIA, 100Gbps Ethernet Private Lines). There are two fiber routes between Oklahoma network and Equinix Data Center located at 1950 Stemmons, Dallas, TX. Water Utility is located adjacent to the available property.

Key Features - Size & Zoning: 324 acres of undeveloped land, zoned RA (Rural Agricultural). **Power Accessibility:** Proximity to two major power facilities guarantees a stable energy supply. 345 KV Transmission Lines run through each parcel. **Greater Water Source:** Access to Lake Eufaula, providing a reliable water source for cooling and operational needs, located 23 miles North. **Fiber Optics Nearby.** **Scalability:** Ample space for future expansion to accommodate growing operational demands. **Highway Frontage:** 4,300 ft of Hwy 69 frontage with 21,400 VPD, enhancing accessibility and visibility.

Industries in Pittsburg County:

Defense & Aerospace: McAlester Army Ammunition Plant, Choctaw Defense Manufacturing Group, National Guard Base.

Natural Resources: STEP Energy Services, Tenaska Kiamichi Generating Station (adjacent to the property).

Logistics & Distribution: Inland Port of Muskogee, 78 miles to OK-TX border (Denison, TX), 49 miles to I-40.

Workforce: Contributes to major players like Raytheon, General Dynamics, Textron, and Boeing, alongside smaller industries focusing on agribusiness and construction.

This site is an exceptional opportunity for investors and developers in the booming data center market. Premier Hyper-Scale Data Center Development Site. For pricing and more information, please contact Broker for information. Office: (405) 778 - 3355, Direct: (580) 583 - 3517.

Property Photos



Tenaska Kiamichi



Tenaska Kiamichi

Property Photos

