



CHINOWETH & COHEN
COMMERCIAL

CONTACT

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BROKER-ASSOCIATE®

*Specializing in Commercial
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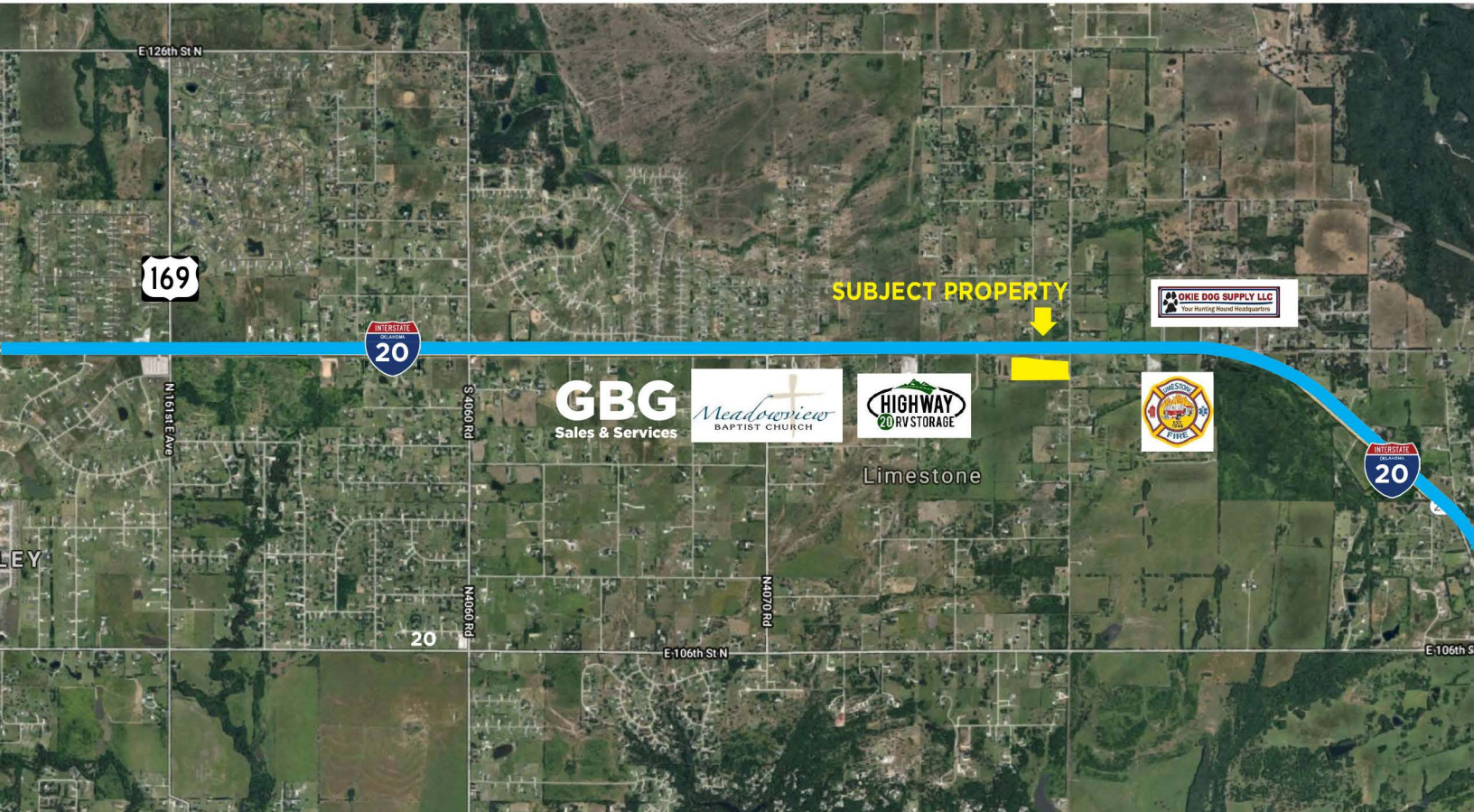
Barbara Mefford, CCIM
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*Specializing in Commercial
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918.230.6397
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COMMERCIAL LAND ZONED C2 FOR SALE

\$ 729,000 • Corner of Hwy 20 and S 4080 Rd (N209th E Ave). Rogers County, OK



DETAILS

- 8.75 acres +/- on a hard corner on the Southwest side of Highway 20 and S. 4080 Rd (also known as N. 209th E. Ave)
- Owner will consider dividing the property.
- Hard corner includes 1,087ft. of frontage along Hwy 20 and 381 ft. along 209th E. Ave
- The property is 4.5 miles East of Highway 169 on Hwy 20.
- Recently completed highway expansion

PROPERTY IS ZONED C2 (Community Shopping Center)

Use includes:

- Offices, Studios and Support Services
- Eating Establishments Other than Drive-Ins
- Convenience Goods and Services
- Shopping Goods and Services
- Mini-Storage

Information is deemed reliable but not guaranteed. Buyer to verify all information.

3911 E 91st Street Tulsa, OK 74137 • Office: 918.970.4550



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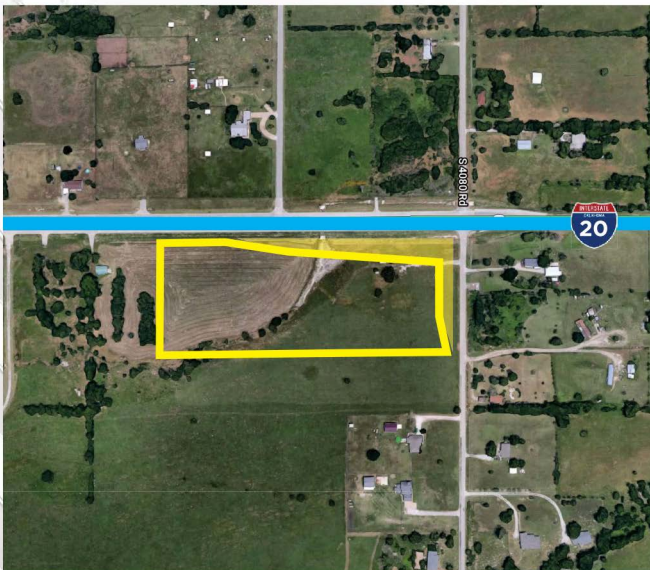
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Great visibility with 1,087' of frontage on Highway 20.



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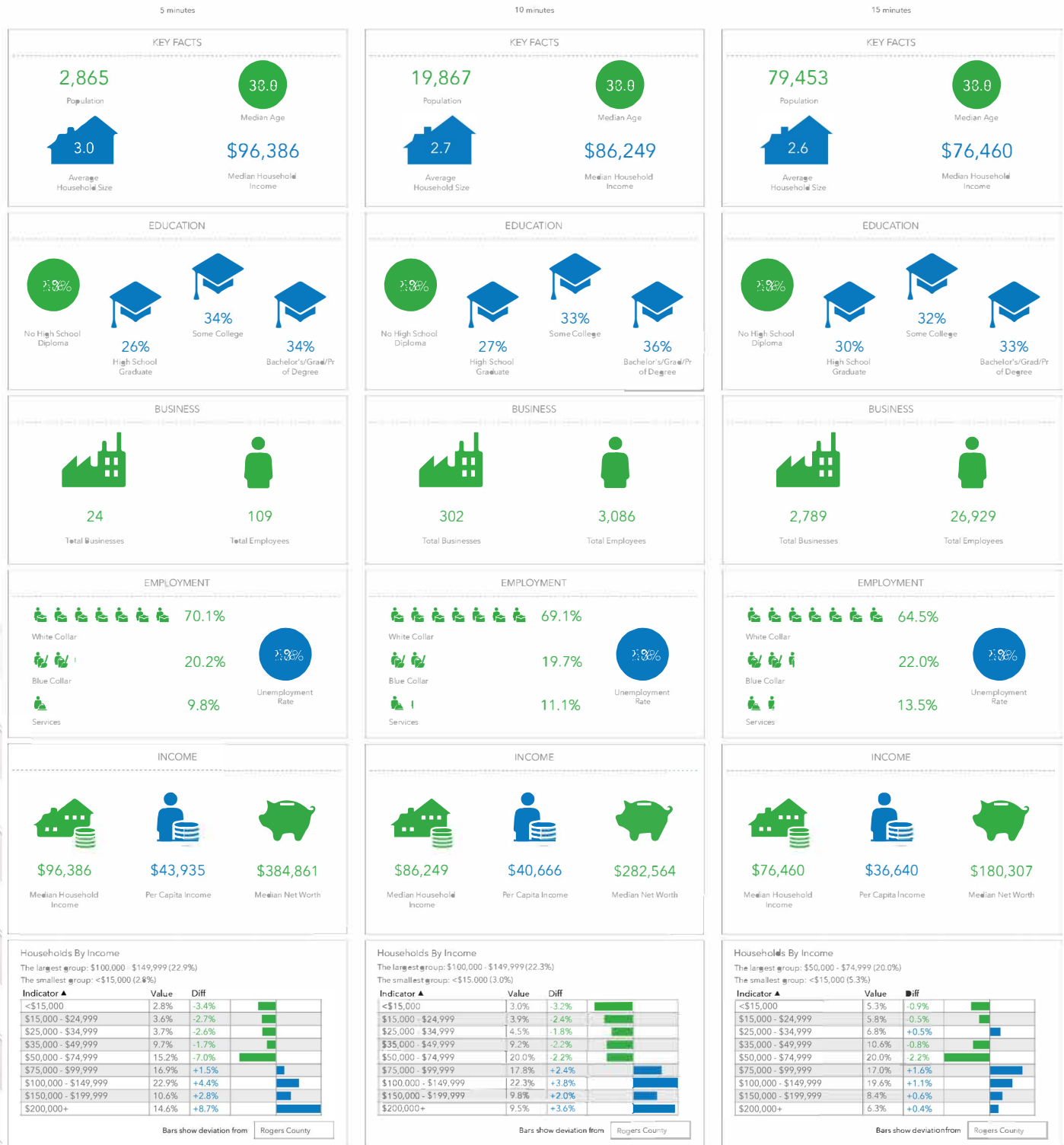
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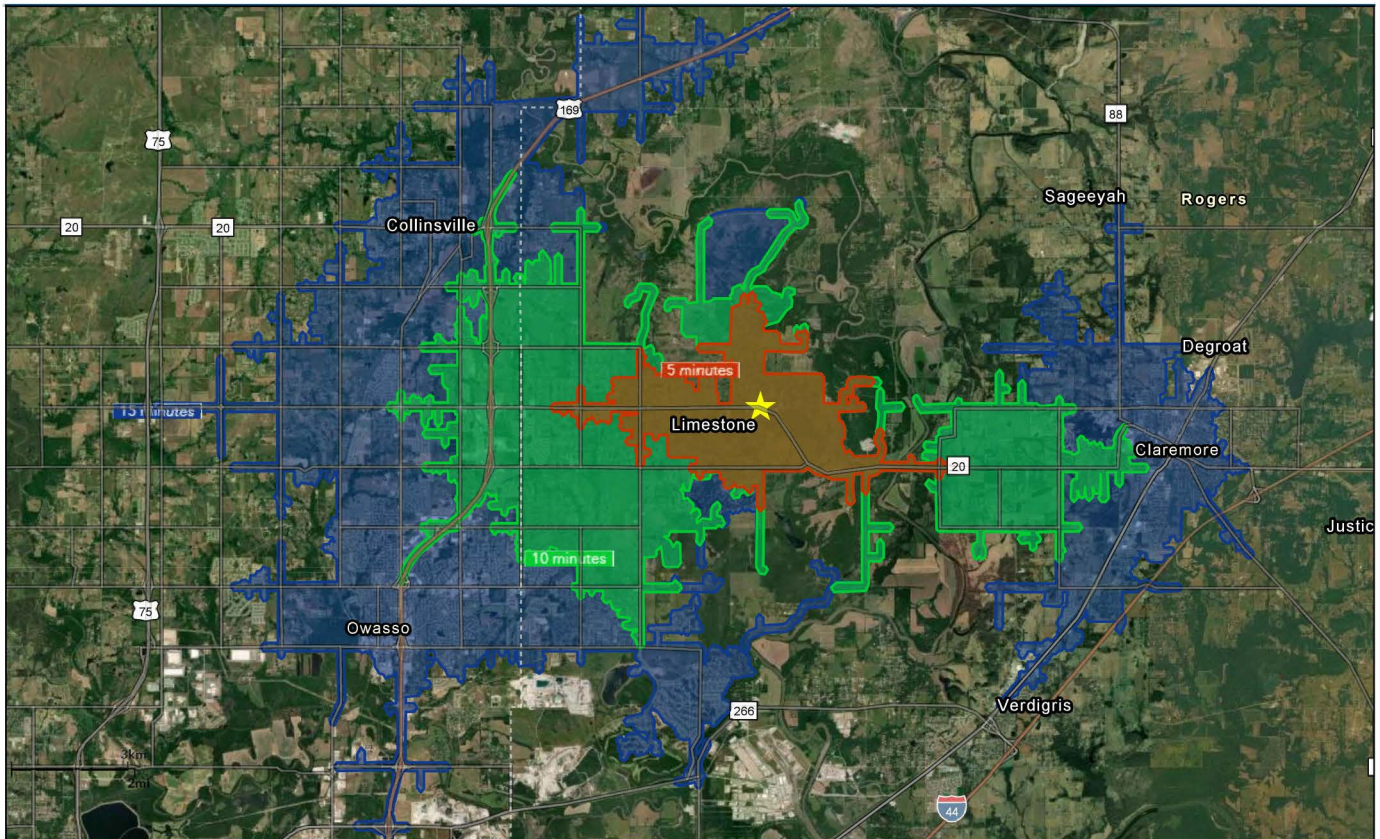
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Hwy 20 & N 209 E Ave Drivetime Map



April 13, 2023

Drivetime to the property covers a large portion of the surrounding area and extends to Owasso and Claremore



5 Minutes



10 Minutes



15 Minutes

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