

46.7 AC COMMERCIAL LAND | FOR SALE

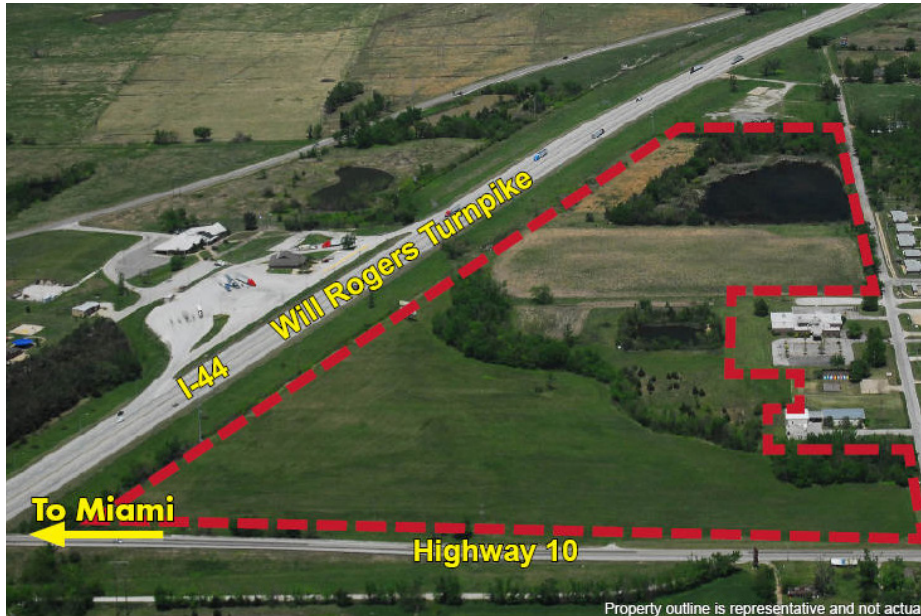
I-44 & HWY 10 | MIAMI, OK

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NEWMARK
ROBINSON PARK

46± ACRES IN MIAMI, OK



Newmark Robinson Park presents an exceptional opportunity to acquire approximately 46± acres of prime commercial development land in one of Northeast Oklahoma's most strategic locations. The property offers approximately 2,800 feet of Interstate 44 frontage and 1,300 feet of frontage along Oklahoma State Highway 10, providing outstanding visibility and accessibility. With exposure to approximately 27,000 vehicles per day, the site is well positioned for retail, hospitality, industrial, logistics, mixed-use, automotive, or travel-oriented development. Public water and sewer are available, and the property's level topography offers flexibility for a variety of site plans.

Located in Miami, Oklahoma, the property provides convenient access to Oklahoma, Missouri, Arkansas, and Kansas, making it an attractive location for regional users and distribution operations. Large commercial tracts with dual-highway frontage and interstate visibility are increasingly scarce, presenting a unique opportunity for developers, owner-users, and investors seeking a highly visible, strategically located asset with long-term growth potential. Additional due diligence materials are available upon request.

DETAILS

Price	\$3,500,000
Lot Size	46.71 AC
Price Per AC	\$74,930.42
Sale Type	Investment
No. Lots	1
Property Type	Land
Property Subtype	Commercial
Proposed Use	Commercial
Cross Streets	I-44 & HWY 10

HIGHLIGHTS

- 46± Acres Minutes from Missouri, Arkansas, and Kansas
- Approximately 1,300' of Oklahoma State Highway 10 Frontage
- Level, Development-Ready Topography Public Water & Sewer Available
- Approximately 2,800' of Interstate 44 Frontage
- Estimated 27,000 Vehicles Per Day
- Ideal for Retail, Hospitality, Industrial, Logistics, Office, Mixed-Use, and Investment Development