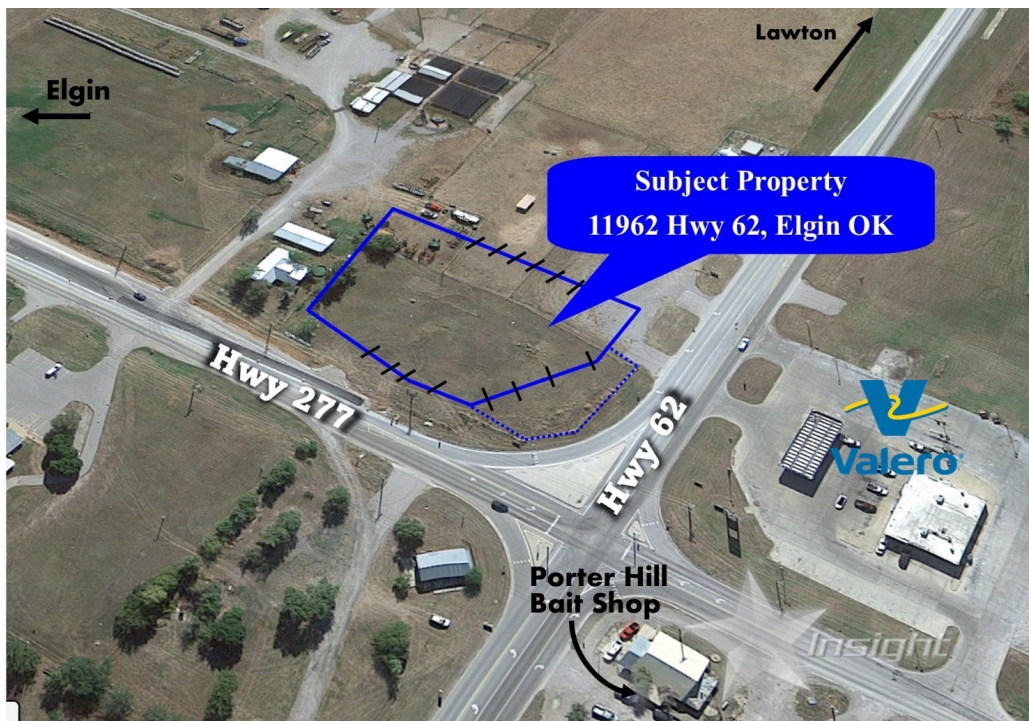


11962 US Hwy 62
Elgin, OK 73538

INVESTMENT OPPORTUNITY



OFFERING SUMMARY

Sale Price: \$350,000.00

Lot Size: ±1.17 Acres

Price / SF: \$6.87

PROPERTY OVERVIEW

RV Park for sale on ±1.17 acres on the corner of Highway 62 and Highway 277 in Elgin, OK. This park offers 14 lots. 7 come equipped with water, electric and cleanouts. 7 offer water and electric only. All 14 lots have 30 and 50 amp electric available. Dump station available on site. This property is outside of city limits and sits on the busy intersection of two main thoroughfares, minutes away from Lake Ellsworth, one of the area's most popular recreational destinations. A great place for overnights, long term stay, day laborers, etc. Nearby businesses include Porter Hill Gas Mart/Valero Station, Porter Hill Church of Christ, and Porter Hill Bait Shop.

PROPERTY HIGHLIGHTS

- Investment Property
- Dump station on site
- 50 & 30 amp electric available
- Minutes away from Lake Ellsworth

JASON WELLS

580.353.6100
jwells@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.



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**11962 US Hwy 62
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INVESTMENT
OPPORTUNITY

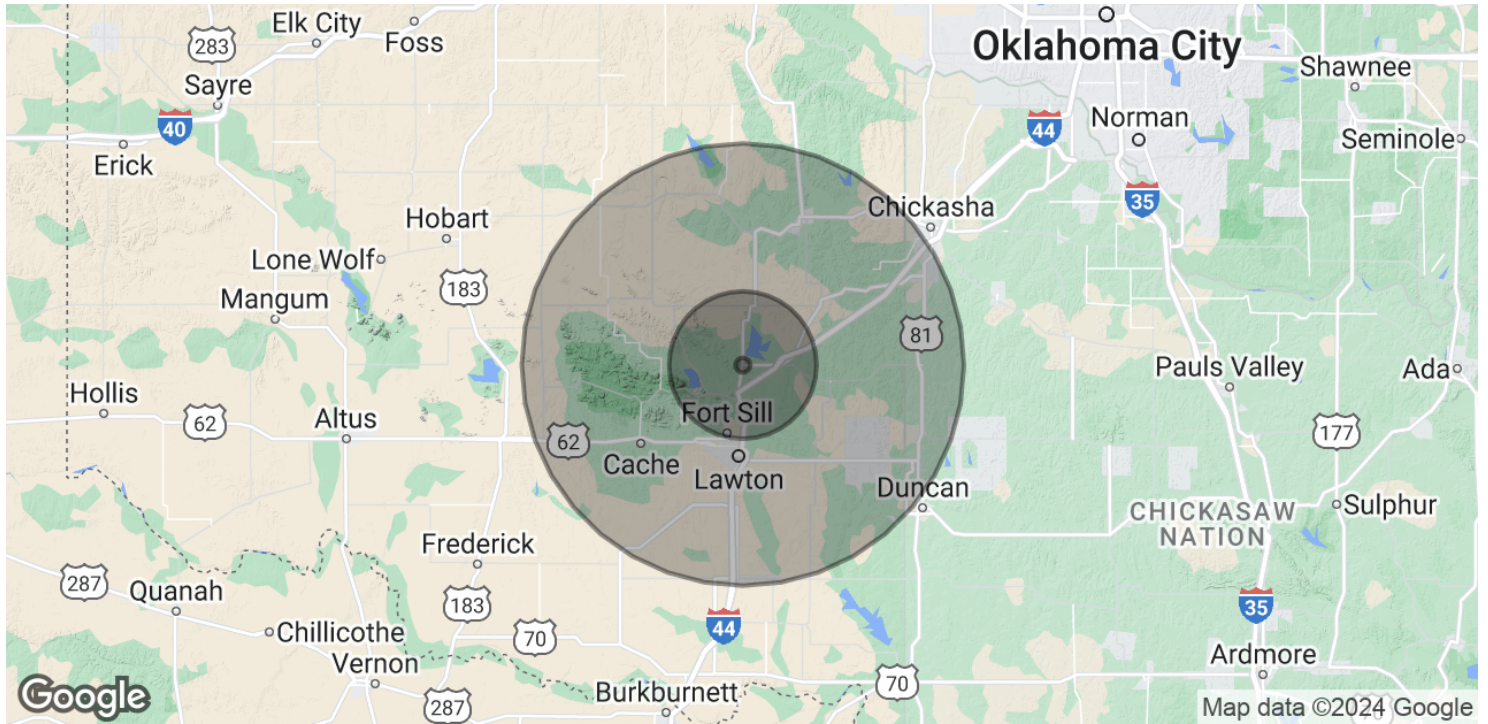


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INVESTMENT OPPORTUNITY



| POPULATION | 1 MILE | 10 MILES | 30 MILES |
|----------------------|---------------|-----------------|-----------------|
| Total Population | 58 | 17,910 | 181,191 |
| Average Age | 45.6 | 28.0 | 34.1 |
| Average Age (Male) | 45.0 | 27.6 | 33.5 |
| Average Age (Female) | 46.5 | 28.1 | 35.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 10 MILES | 30 MILES |
|--------------------------------|---------------|-----------------|-----------------|
| Total Households | 24 | 3,539 | 66,485 |
| # of Persons per HH | 2.4 | 5.1 | 2.7 |
| Average HH Income | \$61,072 | \$51,192 | \$51,926 |
| Average House Value | \$150,743 | \$139,667 | \$126,820 |

* Demographic data derived from 2020 ACS - US Census

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