

LAND
FOR SALE



PROPERTY DESCRIPTION

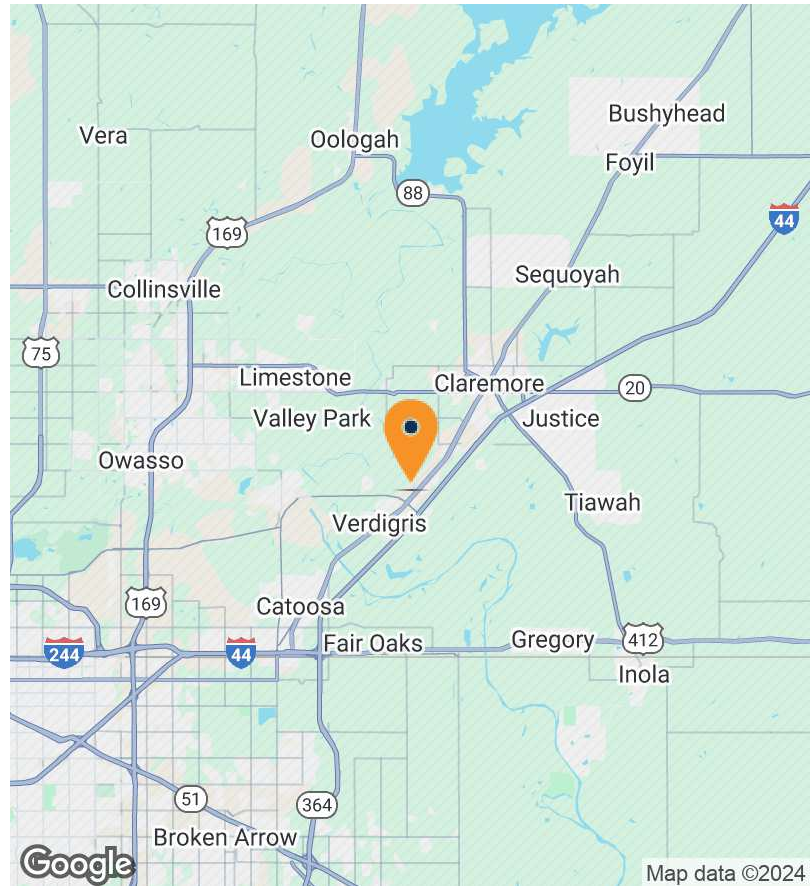
11.64 acres that is divisible. Excess land from Tractor Supply development with all utilities in close proximity.

PROPERTY HIGHLIGHTS

- Adjacent to Tractor Supply in Verdigris
- Will divide to as small as 1.5 acres
- Good access to OK66 (Route 66), OK266 (Port Road) and on/off ramps to I-44
- Utilities to Site, including sewer, to site
- City road behind Tractor Supply for access. Conceptual road thru site to SW Fisher Road
- Tulsa Port of Catoosa within 2 miles via OK266
- Nearby Retailers - Quik Trip, Dollar General, Sonic Drive-in, Casey's General Store, BankFirst
- Verdigris (2020 Pop. 4,806) is halfway between Claremore (2020 Pop. 19,580) and Catoosa (2020 Pop. 6,851), each with strong retail development

OFFERING SUMMARY

Sale Price:	\$1,090,000
Lot Size:	11.64 Acres



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