



AMAZING POTENTIAL

\$1,700,000

Neighborhood

19502 State Highway 39 Highway – 0/ – X,000 Sq.Ft.

MONTY STRICKLAND

405.210.4211

mpstrickland@yahoo.com

OK 142627

Hard SW corner of Highway
39 and Highway 24



8 Contiguous acres for your
dream development



Former gas station. The tanks
are relatively new and have
been kept up to date.





Additional 2 acres on the NE hard corner available for development as well



Very high daily traffic count on Highway 39



So many opportunities available for your development in this fast growing area!



NEIGHBORHOOD

Amazing opportunity in a rapidly growing area. There is a total of 10 acres available in 4 current parcels. Parcel 1 is a former successful gas station and rural store. The gas pumps and tanks are still in place, have been inspected and hold a current permit. Parcel 2 is adjacent and is vacant land at this time. Parcel 3 is also adjacent to make a possible total of an 8 acre development. Parcel 3 does have a current residential home that is tenant occupied but it could easily be removed. Parcel 4 is on the NE corner of the intersection and is 2 acres. This parcel also has a current residential home that is occupied as well. The daily traffic count is VERY high but has not been officially measured. So many opportunities available for this property! Don't wait, come and take a look today!



REALTY EXPERTS
Monty Strickland

504 Tower Drive Suite D

Moore, OK 73160



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