



## 101 E Prospect Rd

101 E Prospect Rd, Ponca City, OK 74601

**kw** SELECT  
KELLERWILLIAMS. REALTY



**Russ Didlake**

Keller Williams Select

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Each office is independently owned & operated.



# 101 E Prospect Rd Ponca City, OK 74601

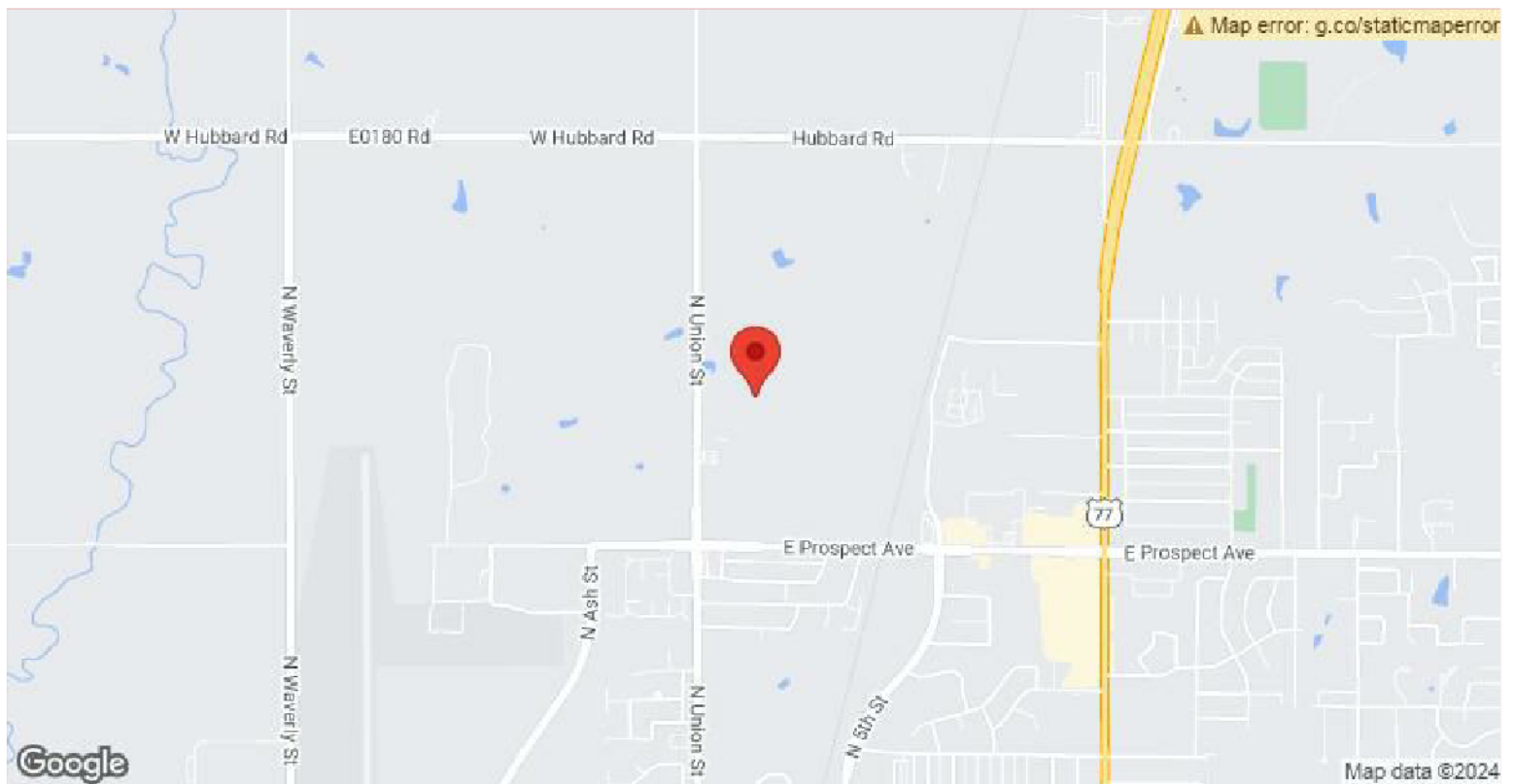
\$225,000

Discover the perfect canvas for your dream home or development project at 101 E Prospect, Ponca City. This remarkable 58.04-acre property sits comfortably within the city limits, offering a unique blend of urban accessibility and serene natural beauty. Envision your future on this prime real estate, partially wooded for added privacy and aesthetic appeal.

- Property Located in City Limits
- 58.04 Acres
- High Traffic Volume
- 60 Foot Easement With Curb Cut
- Partial Wooded Area



Price:	\$225,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	58.04 AC
No. Lots:	1
APN / Parcel ID:	1990-10-026-02E-3-005-00



## 101 E Prospect Rd, Ponca City, OK 74601

Discover the perfect canvas for your dream home or development project at 101 E Prospect, Ponca City. This remarkable 58.04-acre property sits comfortably within the city limits, offering a unique blend of urban accessibility and serene natural beauty. Envision your future on this prime real estate, partially wooded for added privacy and aesthetic appeal.

Conveniently located off a 4-lane city street, this property benefits from a 60-foot easement, complete with a curb cut, ensuring effortless access. The presence of all essential utilities, except sewer, simplifies the preparation work for any development. This rural residential has approval for septic systems, the land provides flexible options for various building plans.

This expansive parcel presents an extraordinary opportunity for anyone looking to build a custom home or develop an innovative residential project. Its prime location within the city yet retaining a rural charm makes it a rare find. Secure this exceptional property and turn your vision into reality. Contact me to explore the limitless possibilities that 101 E Prospect has to offer. Whether you're planning a private sanctuary or a visionary community, this versatile land is ready to welcome your dreams.

Owners of property are licensed Real Estate Agents in State of Oklahoma.



# Property Photos





# Property Photos

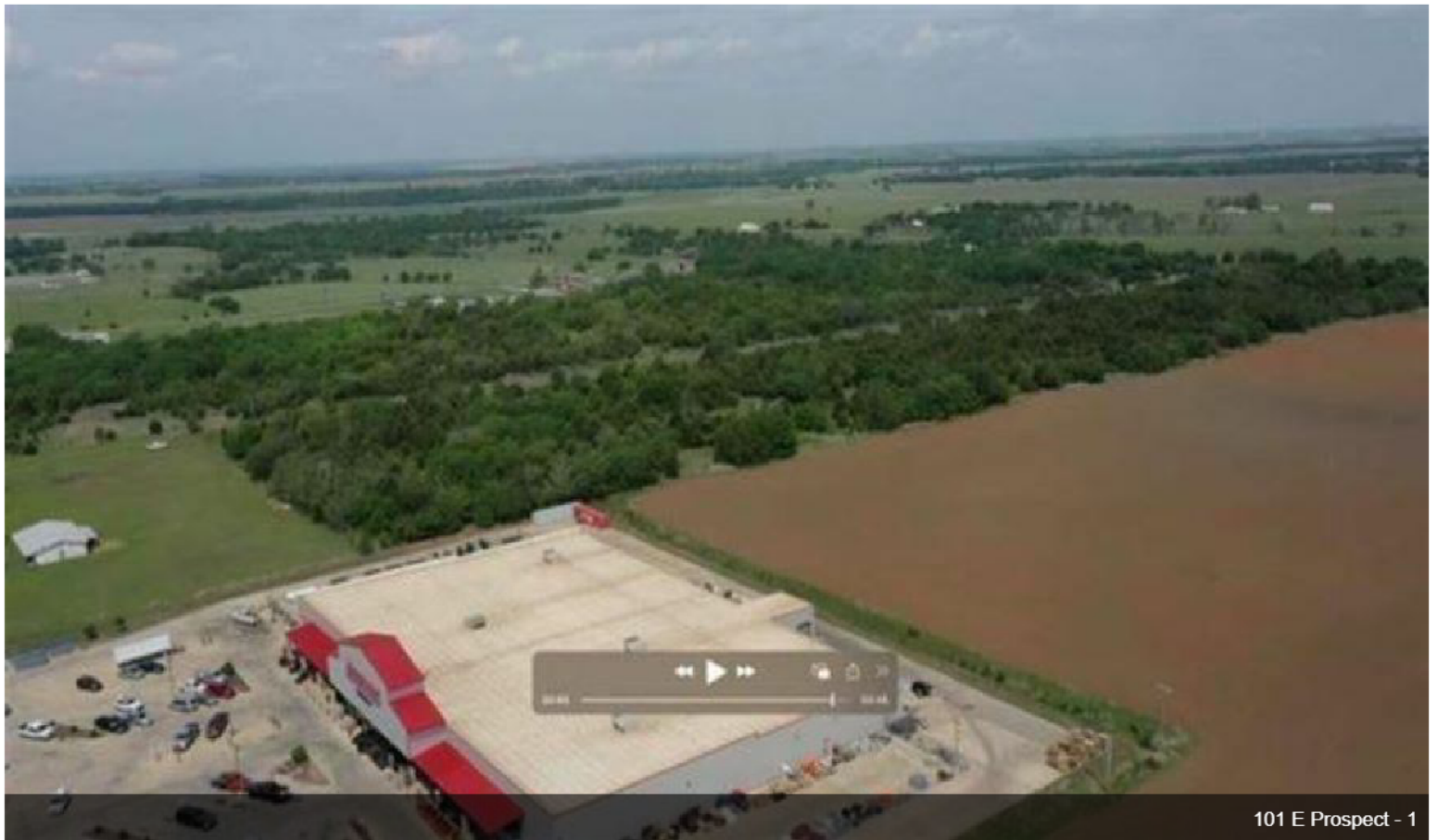




# Property Photos



101 E Prospect - 017



101 E Prospect - 1



# Property Photos

REALTOR'S & AGENTS' ONLY  
FOR MORE INFO, PLEASE CONTACT THE REALTOR  
800-558-7632

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**\$225,000.00**

**Description:**

58.04 Acres  
Rural Land Residential  
Or Development Land  
Great Location with High Traffic Vol.  
Close to Walmart

**📍 101 E Prospect  
Ponca City, OK, 74601**

Est. Mortgage Payment  
\$1,815/per month

101 E. Prospect - 2



101 E. Prospect - 3

# Property Photos



101 E. Prospect - 4



101 E. Prospect - 5



# Property Photos



101 E. Prospect - 6



101 E. Prospect - 9

# Property Photos

