

PRIME DEVELOPMENT COMMERCIAL PROPERTY

115156 State HWY 48, Okemah, OK 74859

DEMOGRAPHICS

MILE RADIUS	1 Mile	3 Miles	5 Miles
Population:	28	204	4,410
Households:	11	78	1,709
Av. HH Income:	\$48,167	\$59,808	\$49,983

Traffic Counts: State HWY 48 & I-40
894 MPSI

HIGHLIGHTS

- Two lots located off of HWY 40 and HWY 48
- Lot 1 is 10 acres and ready for development
- Lot 2 is 21 acres M/L with two steel warehouse structures which can be used for storage, manufacturing, or distribution purposes
- Prime location to capitalize on Okemah's thriving economic landscape
- Versatile potential with existing steel warehouse structures and highway frontage
- Retail establishments, hospitality and convenience services, or office space



REALTOR® ASSOCIATES

AMANDA BIVENS & BILL LEE

LUXURY • FARM & RANCH • RESIDENTIAL • COMMERCIAL

(918) 630-6468 | AMANDAB@CCTULSA.COM | LINKTR.EE/AMANDABIVENS

(918) 625-3518 | BLEE@CCTULSA.COM | BLEE.CCOKLAHOMA.COM



CHINOWTH & COHEN

(918) 419-2333

REALTORS®



* Information provided by © 2024 CoStar Group - Licensed to Chinowth & Cohen Commercial - 1372586.

All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

PRIME DEVELOPMENT COMMERCIAL PROPERTY

115156 State HWY 48, Okemah, OK 74859



HIGHLIGHTS

- Two lots located off of HWY 40 and HWY 48
- Lot 1 is 10 acres and ready for development
- Lot 2 is 21 acres M/L with two steel warehouse structures which can be used for storage, manufacturing, or distribution purposes
- Prime location to capitalize on Okemah's thriving economic landscape
- Versatile potential with existing steel warehouse structures and highway frontage
- Retail establishments, hospitality and convenience services, or office space



CHINOWTH & COHEN

(918) 419-2333

REALTORS®

* Information provided by © 2024 CoStar Group - Licensed to Chinowth & Cohen Commercial - 1372586.
All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

PRIME DEVELOPMENT COMMERCIAL PROPERTY

115156 State HWY 48, Okemah, OK 74859

Presenting an exceptional commercial development opportunity in the last prime undeveloped area of Okemah, Oklahoma, this offering comprises two prime commercial lots boasting frontage on both Highway 40 and Highway 48. With impressive traffic counts along these major thoroughfares, these lots present a lucrative prospect for savvy investors and entrepreneurs alike.

The first lot, spanning 10 acres, stands as a blank canvas ready for development. Its expansive size and strategic location make it an ideal setting for a multitude of business ventures. Whether envisioning retail establishments, hospitality services, or office spaces, this vacant lot offers endless possibilities limited only by imagination.

Adjacent to the vacant lot lies the second parcel, encompassing approximately 21 acres. This parcel features two robust steel warehouse structures, providing immediate utility for storage, manufacturing, or distribution purposes. The existing infrastructure offers a head start for businesses seeking operational efficiency and cost-effectiveness.

Both parcels benefit from their prominent positioning along Highway 40 and Highway 48, ensuring maximum visibility and accessibility to passing motorists. The high traffic counts further enhance the appeal of these lots, guaranteeing a steady stream of potential customers and clients for businesses established here.

This prime commercial development opportunity beckons to entrepreneurs and developers eager to capitalize on Okemah's thriving economic landscape. Whether aspiring to establish new ventures, expand existing enterprises, or invest in lucrative real estate, these lots provide the ideal foundation for success.



CHINOWTH & COHEN

(918) 419-2333

REALTORS®