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**FOR SALE - INVESTMENT LAND**

# **IDABEL RESIDENTIAL DEVELOPMENT**

## **COMMERCIAL INVESTMENT LAND FOR SALE**

**TBD Fairway BLVD - Idabel, OK 74745**

Hunting Country Real Estate  
432 Oklahoma BLVD  
Alva, OK 73717  
580-327-7889

Rachel Sain, Sales Associate  
2100 SE Washington, Suite C  
Idabel, OK 74745  
870-562-1342

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TBD Fairway BLVD / Idabel OK 74745



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## Property Summary



### OFFERING SUMMARY

**Sale Price:** \$1,100,000.00

**Lot Size:** 36 Acres

**Zoning:** Commercial/  
Residential

### PROPERTY OVERVIEW

Residential home development project for sale in Idabel, Oklahoma. Individual platted lots ready for home development and building. Multiple opportunities for gated community, individual single-family homes or other development potential for sale, Conveniently located in southeast OK in McCurtain County. The property adjoins the Idabel Golf & Country Club and is located on main thorough fair of town. Minutes from the Idabel Casino and just 30 minutes from the very popular vacation destination of Broken Bow Lake and Hochatown OK, where the newest Choctaw Casino is scheduled to open in the Spring of 2024.

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## HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Utilities In Place
- Dedicated Access To Adjacent Golf and Country Club
- Conveniently Located Just South of Broken Bow Lake
- Potential Buyer/Client List Available
- Pro Build Support From City & Local Government
- Current Housing Shortage



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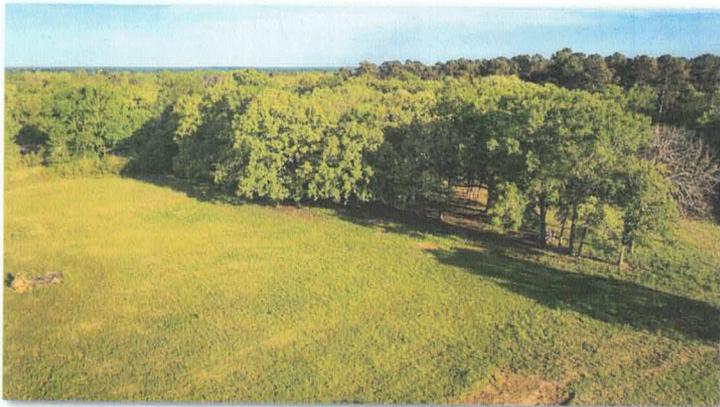


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## LAND & UTILITIES

38 Individual lots have already platted and zoned for residential development. Lot sizes range from 1/2 acre to over 2 acres. The front entry into Fairway BLVD has already been paved and almost 3/4 of a mile of road has been cut in creating building sites on both East and West sides of the property. Right of Way Easement from the site into the Golf Course to allow for ease of access to tee time makes this property one of a kind in this area.

The current owner has already done much of the leg work in development of this property. The site has dual electric service available from both Choctaw Electric and PSO. Pine Cellular is available for internet service and Natural Gas is available. All utilities have preliminaryly been approved for free installation. Both city main sewer line and 8" water line has been installed to the property.



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## LOCATION & MAP

This is a rare opportunity to take advantage of the growth and income potential in Southeast Oklahoma. Call Sales Associate, Rachel Sain today for additional information or email [rachel.sain@huntingcountry.net](mailto:rachel.sain@huntingcountry.net)



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## APPENDIX

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Rachel Sain

Cell: 870-562-1342

Sales Associate

Email: [rachel.sain@huntingcountry.net](mailto:rachel.sain@huntingcountry.net)



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***Idabel Residential  
Land Development***

***Offered at:  
\$1,100,000.00***

# CALL TODAY!!!

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