

27907 S State Highway 51

27907 S State Highway 51, Coweta, OK 74429



Presented by
Ryon & Associates Inc



Price: \$990,000

Prime 2.68± acre commercial development site located along the rapidly growing Hwy 51 corridor in Coweta, Oklahoma. The property features approximately 83 feet of highway frontage expanding to roughly 180 feet in the rear, creating a unique layout with a large development envelope behind the frontage.

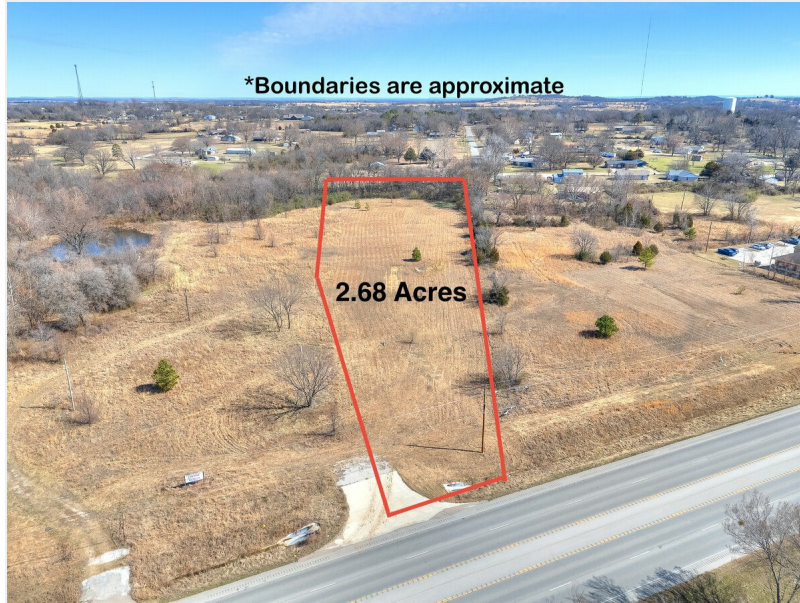
With approximately 20,000+ vehicles per day along Hwy 51, the site offers strong visibility and convenient access between Broken Arrow and Coweta. The property is located approximately ½ mile from the new Coweta casino development, positioning it in the path of increasing traffic, population growth, and commercial expansion.

The property is zoned CG – General Commercial, allowing for a wide variety of potential uses including retail service businesses, restaurants or drive-thru concepts, automotive service uses, contractor offices with storage space, equipment rental, and other service-oriented commercial businesses.

Water and sewer utilities have been extended to the property, supporting future development. The depth and widening rear portion of the tract provide flexibility for multiple site layouts including single-user commercial, service retail, or small multi-tenant development.

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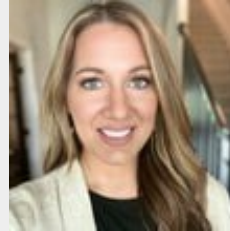


Excellent opportunity to acquire approximately 2.68 acres of CG-zoned commercial land along the rapidly growing Hwy 51 corridor in Coweta, Oklahoma. The property features approximately 83 feet of highway frontage expanding to roughly 180 feet in the rear, creating a unique layout that allows controlled access with a large development envelope behind the frontage.

With approximately 20,000+ vehicles per day along Hwy 51, the site offers strong visibility and access between Broken Arrow and Coweta. The property is located approximately ½ mile from the new Coweta casino development, positioning it in the path of increasing traffic, commercial growth, and service demand.

CG zoning allows for a wide variety of commercial uses including retail service businesses, automotive service centers, contractor offices with yard space, restaurant or drive-thru concepts, equipment rental, and other neighborhood-serving commercial uses.

Utilities including water and sewer have been extended to the property,



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supporting future development. The site's depth and widening rear layout provide flexibility for multiple development concepts including service retail, single-user commercial, or small multi-tenant development.

2.68± acre commercial development site

CG – General Commercial zoning (City of Coweta)

Approximately 83 ft of Hwy 51 frontage

Rear of tract expands to approximately 180 ft wide

20,000+ vehicles per day traffic count on Hwy 51

Located approximately ½ mile from the new Coweta casino development

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Property Photos



Walmart 2



Coweta Casino 2

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Property Photos



12-print-27907 OK-51, Coweta, OK



3-print-27907 OK-51, Coweta, OK-4

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Property Photos



5-print-27907 OK-51, Coweta, OK-6



7-print-27907 OK-51, Coweta, OK-8

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Property Photos



6-print-27907 OK-51, Coweta, OK-7



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Property Photos



4-print-27907 OK-51, Coweta, OK-5



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Property Photos



1-print-27907 OK-51, Coweta, OK-2



2-print-27907 OK-51, Coweta, OK-3

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Property Photos



8-print-27907 OK-51, Coweta, OK-9

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Location

