

# 24 Acres Across from Cherokee Casino

For Sale \$ 2,500,000

Located in Roland, OK Between HWY 64 and HWY 40



## Property Description

Prime commercial land along I-40 & US-64 in Roland, Oklahoma. Directly across from the Cherokee Casino & Hotel and minutes from the Arkansas state line, this 1-acre parcel, to be sold with the adjoining 23-acre tract, offers exceptional highway visibility, flat topography, and easy access for development. With 3-phase power and public water/sewer available, the site is ideal for retail, lodging, travel services, or mixed-use projects. Tracts may be subdivided

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**REALTYONEGROUP**

# Demographics



Roland	Population 4,021
Fort Smith	Population 90,507
Sequoyah County	Population 40,555

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