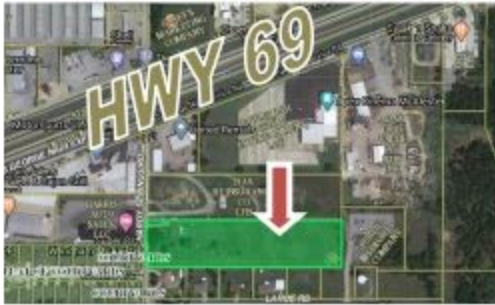


Malo & Company Real Estate  
2910 Hardy Springs Rd. McAlester, OK



- Over 4 acres in upcoming area-appealing to warehouse, retail, & Restaurants.
- Less than 2 Miles of new mall on Hwy 69
- Located less than 4 miles from Wal-mart
- Recent property sales of direct area show exceeding value of area
- Easy traffic light access on/off Hwy 69
- Estimated daily traffic to be apx 20,000-22,000 at the Hardy Springs intersection of Hwy 69

"Owner/Agent." It is in an awesome location for a commercial business. Live and start your business here, or clear and build from scratch. Can be seen from 69 Highway! Located less than 2 miles from the upcoming shopping center/mall, Less than 4 miles from Wal-mart.

The recently remodeled modern brick home has 3 Bedrooms, 2 Bath, 2 living rooms, fenced-in yard with a shop. The shop is a metal building with a steel frame "I" beam trusses with four inches of a concrete slab with peers under legs 8" and 26 GA insulation and 10'X12' overhead door, built in 2014, dimensions of 30x40x14 wall with 12' shed all on apx 4.48 acres with a listed price of \$500,000 (listed as \$111,607/Acre.) This property is priced exceptionally reasonable, considering recent area sales.



Malo & Company Real Estate  
308 E Wyandotte Ave.  
McAlester, OK

Malo Webb  
Owner/Broker  
918 429 7980

