



## New Development Opportunity Available | Elgin, OK

687 Commerce St, Elgin, OK 73538



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## 687 Commerce St. Elgin, OK

\$350,000

Introducing a prime commercial real estate opportunity in Elgin, Oklahoma!

65,031 SF available for purchase at \$350,000 per acre, this property is priced competitively at \$8.03 per square foot. Divisible. Utilities are at or near site. Easy access to I-44. In the middle of Elgin's commercial development. Planning to add a medical center and a sporting center nearby, bringing more business. Near the intersection of US Highway 277 and Commerce St. Great accessibility and visibility for potential businesses. City planning to add a new traffic light at the intersection. Elgin's vehicles per day is 17,000.

- Easy Access To I-44
- Located In Elgin's Hub Of New Commercial Development
- Adjacent To Elgin's Future Medical Center
- Near Elgin's Future Sporting Complex
- Future Dedicated Turning Lane On US 277 For 2025



Price:	\$350,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment
Total Lot Size:	1.49 AC
No. Lots:	1
Zoning Description:	Commercial
APN / Parcel ID:	160105382



## 687 A St, Elgin, OK 73538

Introducing a prime commercial real estate opportunity in Elgin, Oklahoma! Property Address: 687 Commerce Dr. Elgin, Oklahoma- Development Opportunity: This new development opportunity spans across 1.5 acres of prime land, offering an investment opportunity for those looking to expand or establish their presence in the Elgin commercial market.- Price: Available for purchase at \$350,000 per acre, this property is priced competitively at \$8.03 per square foot, with an approximate lot size of 65,031 square feet.- Location Advantage: Near the intersection of US Highway 277 and Commerce Dr. enhancing accessibility and visibility for potential businesses by planning to add a new traffic light at the intersection. Elgin's vehicles per day is 17,000.- Proposed Uses: The property lends itself to a variety of uses including retail, restaurant, storefront, and office space, making it a versatile investment opportunity. - Utilities: Existing utilities on-site include electric, gas, water, and sewer connections, ensuring a seamless transition for businesses looking to establish operations quickly and efficiently.- Surrounding Amenities: Situated in Elgin amidst a bustling commercial district, the property is situated near well-known businesses including Braum's, Arvest, McDonald's, Valero, Ace, Dollar General, Subway, Sonic, LEV Coffee Shop, and more, providing a vibrant and dynamic environment for prospective tenants or customers.- Future Development Potential: Positioned next to Elgin's future medical commercial development and a planned sporting complex, the property offers immense growth potential and the opportunity to capitalize on the evolving landscape of the Elgin commercial sector. Elgin, Oklahoma has been experiencing substantial growth in both commercial real estate and population in recent years. The town's commercial real estate market has been expanding with new businesses, retail spaces, and industrial properties being developed to meet the growing demand. This growth can be attributed to Elgin's strategic location, affordable land prices, and proximity to larger cities like Lawton and Fort Sill. In terms of population, Elgin has seen an influx of residents attracted to the town's rural charm, friendly community, and quality of life. The population growth has resulted in increased demand for housing, services, and amenities, creating opportunities for businesses in various sectors to thrive. Overall, the growth of Elgin, Oklahoma in both commercial real estate and population signals a promising future for the town as it continues to attract residents and businesses looking for a peaceful and vibrant community to call home.



## Property Photos

