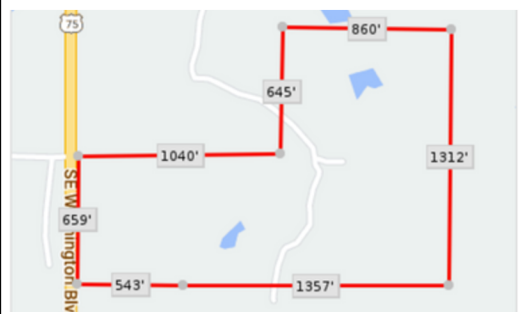


# For Sale

## Prime Commercial Opportunity

45 Acres on Highway 75

Bartlesville, Oklahoma 74066



**Presenting a premier 45-acre parcel with 659 feet of frontage on Highway 75 and a depth of 1,900 feet, located at the highly visible southern entrance of Bartlesville, Oklahoma.**

This landmark site, home to the iconic “Welcome to Bartlesville” sign, lies directly across Highway 75 from Atwood’s and adjacent to the proposed Cherokee Nation Casino, creating an exceptional opportunity for commercial or mixed-use development.

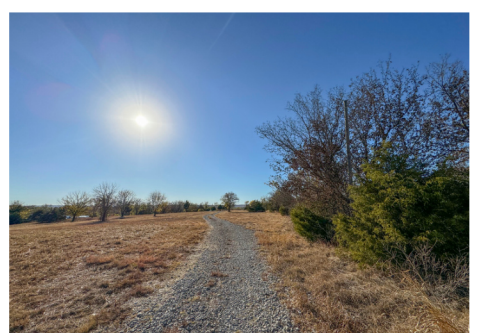
The property’s gradual elevation changes provide stunning views of Bartlesville’s skyline and the picturesque surrounding countryside, making it an ideal site for businesses looking to establish a significant presence in a highly trafficked, scenic location.

This property is not annexed into the City of Bartlesville, providing potential flexibility for development outside the current municipal limits while still enjoying proximity to a thriving city environment.



## Key Highlights

- **Highway 75 Frontage:** 659 feet of frontage on a major thoroughfare ensures excellent visibility and access for prospective businesses.
- **Adjacent Development:** Proximity to the proposed Cherokee Nation Casino positions this property in a future hotspot, expected to draw increased traffic and regional visitors.
- **Strategic Location:** Directly across from Atwood's and at the south edge of Bartlesville, providing convenience and accessibility.
- **Scenic Elevation:** The sloping topography offers potential for views of Bartlesville and the surrounding landscapes, enhancing the appeal for a variety of uses.



## Traffic

**Traffic Counts:** Highway 75, particularly at the southern entrance of Bartlesville, sees significant daily traffic, with counts that reflect a busy corridor connecting Bartlesville to other key areas.

## Demographics

**City of Bartlesville Demographics:** Bartlesville, with a population of approximately 37,000, offers a strong local workforce, excellent quality of life, and a steadily growing economy fueled by both corporate and small business investments. The city's median household income and consumer spending habits make it a supportive market for retail, dining, and entertainment venues.

**Offered at \$3,750,000**

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