

# Wagoner Land Sale

Walmart neighboring parcel - 2.39 acres

410 Wall St., Wagoner, OK 74467



John R. Corbett  
John@ccpropertiesok.com  
918.403.8475

**CAPITAL**  
COMMERCIAL PROPERTIES

# PROPERTY OVERVIEW

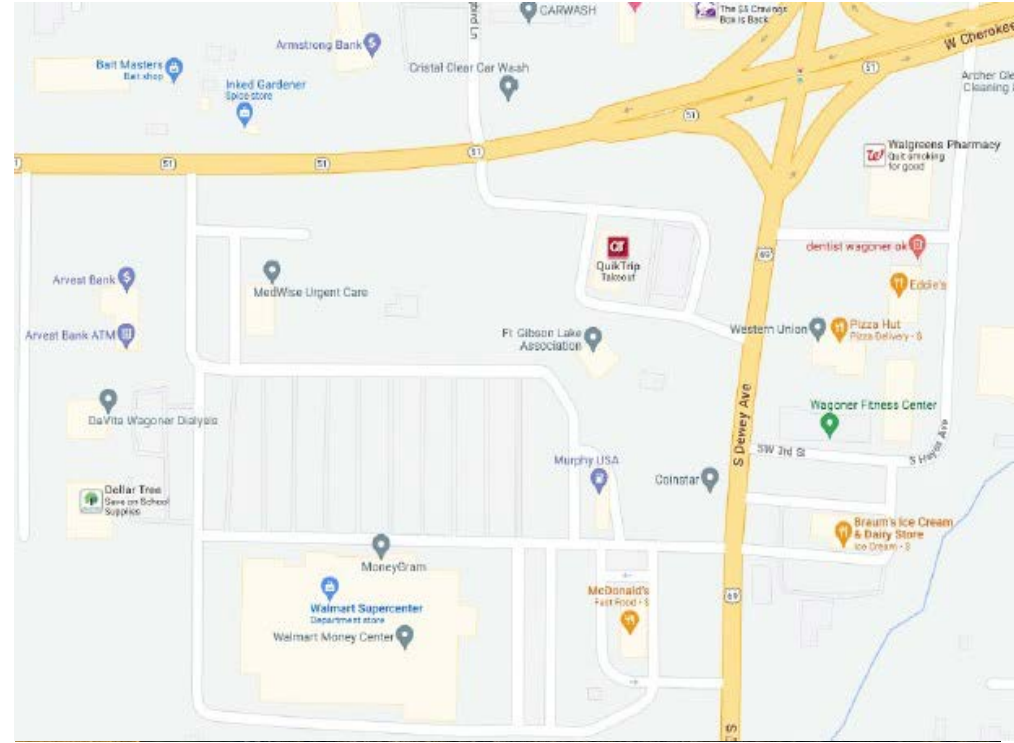
It is located in a prime location with easy access to major highways and other amenities. The land is also close to shopping centers, restaurants, and other businesses. This makes it an ideal spot for commercial and residential development. The land is also large enough to accommodate a variety of development types, such as office buildings, retail stores, apartments, and more. With its proximity to Walmart, the land has the potential to become a hub for businesses and residents alike. With the right planning and development, this land could become a thriving community with plenty of opportunities for growth. **Some exceptions apply due to the proximity to Walmart.**



## WAGONER WALMART DEVELOPMENT

410 Wall St., Wagoner, OK 74467

# PROPERTY RENDERINGS



## WAGONER WALMART DEVELOPMENT

410 Wall St., Wagoner, OK 74467

**CAPITAL**  
COMMERCIAL PROPERTIES

PROPERTY PHOTO | Page : 3

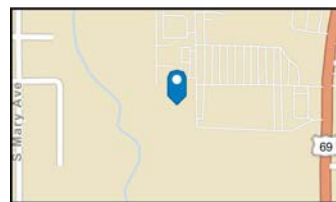
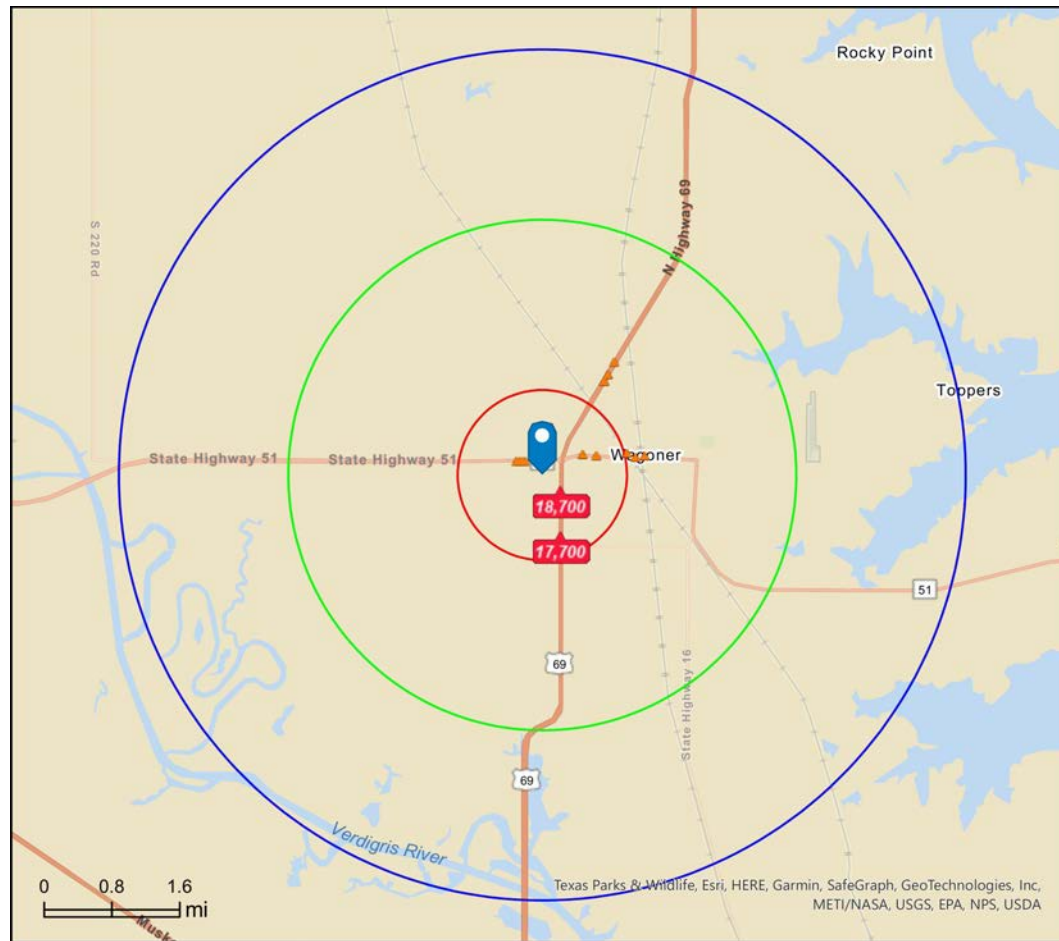
# PROPERTY RENDERINGS



## WAGONER WALMART DEVELOPMENT

410 Wall St., Wagoner, OK 74467

# TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

## WAGONER WALMART DEVELOPMENT 410 Wall St., Wagoner, OK, 74467

# WAGONER WALMART DEVELOPMENT

## PROPERTY INFORMATION

**PURCHASE PRICE**  
*\$465,000*

**PROPERTY ADDRESS**  
*410 Wall St.*  
*Wagoner, OK 74467*

**PROPERTY SIZE**  
*104,108 Sq. Ft.*

**LAND SIZE**  
*2.39 Acres*

**410 Wall St. Wagoner, OK  
74467**

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

# CONTACT



**John R. Corbett, Associate**

Phone: 9184038475

Email: [john@ccpropertiesok.com](mailto:john@ccpropertiesok.com)

License: 205150

**WAGONER  
WALMART  
DEVELOPMENT**

**410 Wall St. Wagoner,  
OK 74467**

**CAPITAL**  
COMMERCIAL PROPERTIES



**9184038475**



**[john@ccpropertiesok.com](mailto:john@ccpropertiesok.com)**



**Tulsa, OK United States**