

PRIME DEVELOPMENT COMMERCIAL PROPERTY

HWY N 75, Skiatook, OK 74070 (36.348380, -95.924630)

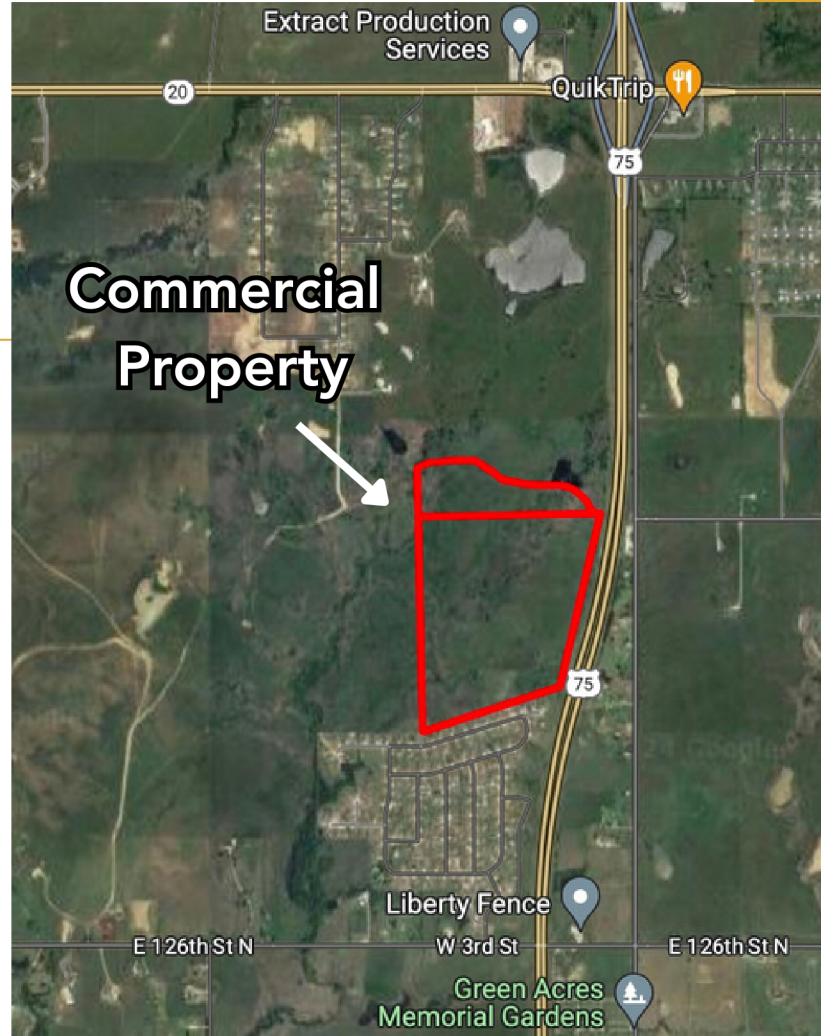
DEMOGRAPHICS

MILE RADIUS	1 Mile	3 Miles	5 Miles
Population:	773	5,017	24,006
Households:	269	1,723	8,797
Av. HH Income:	\$114,531	\$115,154	\$90,170

Traffic Counts: US Hwy 75 & E 126th St N
24,566 MPSI

HIGHLIGHTS

- Expansive 130-acre parcel with 1500 feet of frontage along prestigious Highway 75
- Strategically positioned for exceptional visibility and accessibility on a major roadway
- Ideal destination for a diverse development vision, from residential communities to commercial hubs
- Ample space for extensive projects and innovative designs with potential to captivate investors and residents alike
- Prime location to capitalize on Skiatook's booming business ventures



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Unveiling an unparalleled opportunity for visionary developers, this expansive 130-acre parcel boasts prime frontage along the prestigious Highway 75. With over 1500 feet of coveted frontage, this property represents a canvas brimming with potential, beckoning for transformative residential or commercial development.

Strategically positioned on a major thoroughfare, the property's commanding presence promises unparalleled visibility and accessibility, making it an enviable location for a spectrum of ventures. Whether crafting vibrant residential communities or erecting dynamic commercial hubs, this blank slate is primed to realize diverse visions.

The allure of this property extends beyond its substantial frontage, as its sprawling expanse provides ample space for expansive projects and innovative designs. With careful consideration of local zoning regulations and market dynamics, developers have the opportunity to shape this landscape into an iconic destination, poised to captivate investors and residents alike.

Don't miss the chance to secure your stake in this prime development gem, where potential knows no bounds. Seize this opportunity to redefine possibilities and leave an undeniable mark on the landscape of tomorrow.



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