

Land Available for Sale

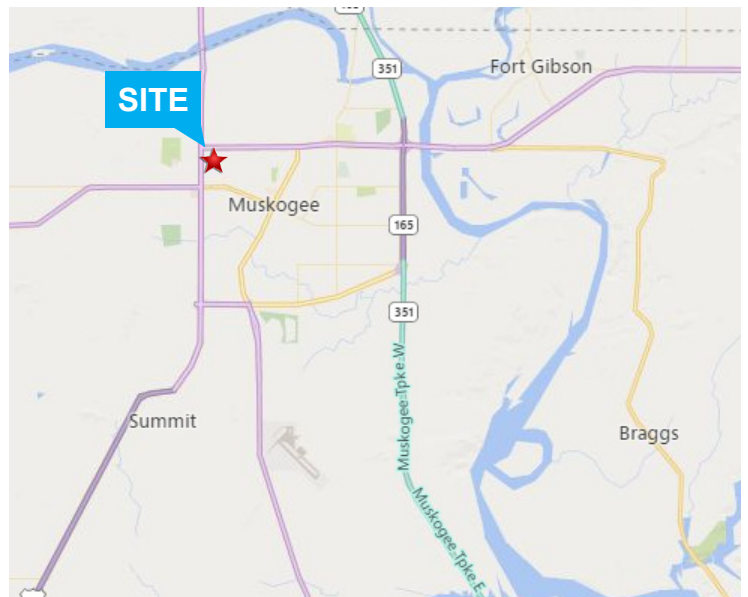
N 32nd St, Muskogee, OK 74401



Perfectly positioned land site with visibility and access on highway 69 this prime development opportunity is located in a surging retail market surrounded by retail, hospitality, and healthcare. Ideal site for retail, office, or service related industries.

Property Features

- ±8.53 Acres (*divisible*)
- Zoned UR
- Frontage and visibility from Highway 69
- Close proximity to primary retail shopping and restaurant trade area
- Located within minutes to Northeastern State University and Saint Francis Hospital
- All utilities to the site

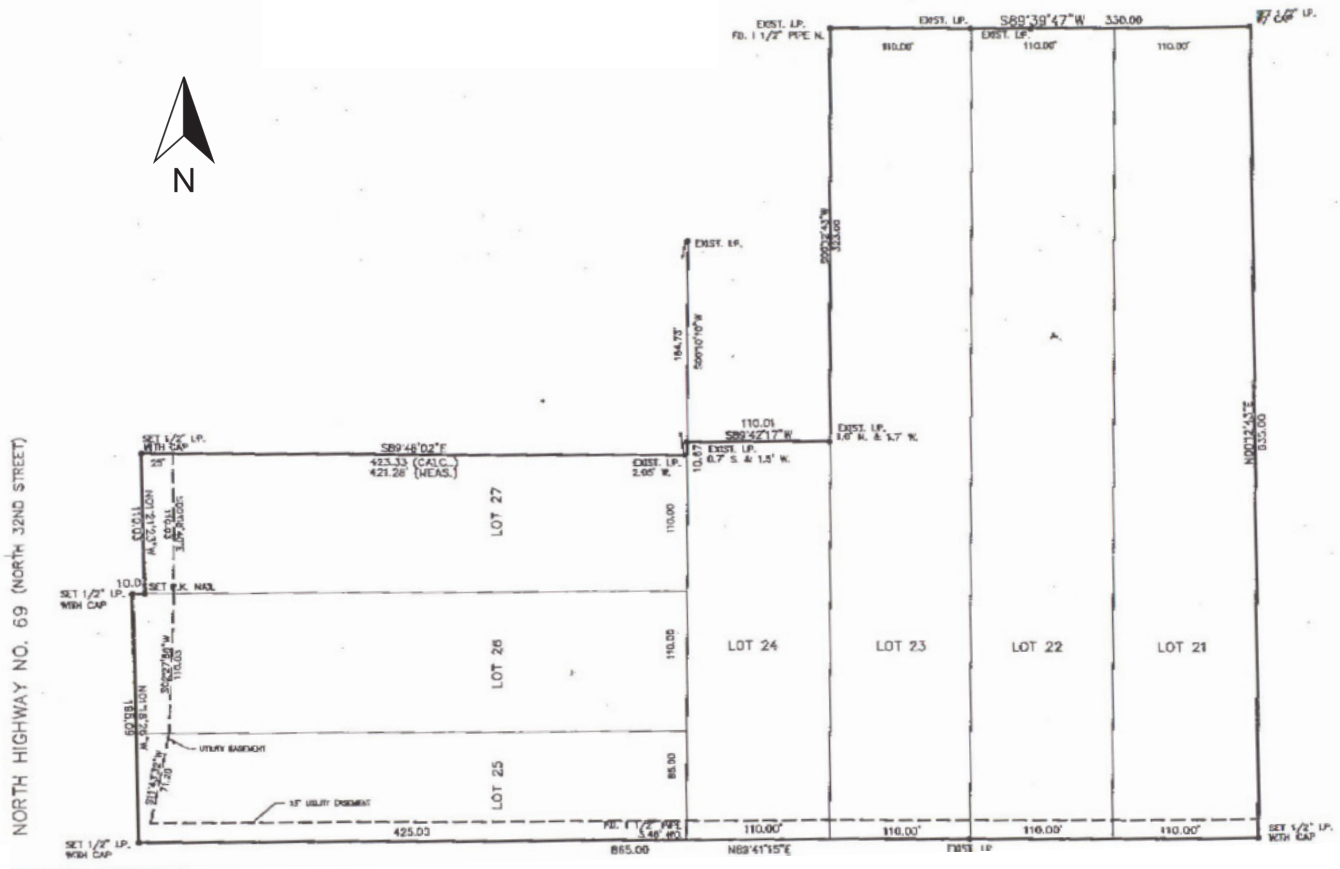


Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

shale@wiginprop.com | jwatchous@wiginprop.com | wiginprop.com

Land Available for Sale

N 32nd St, Muskogee, OK 74401



Demographics

2024	1 Mile	3 Miles	5 Miles
Population	3,167	15,308	35,516
Average HH Income	\$56,761	\$62,893	\$74,578
Owner Occupied Units	659	2,947	7,701
Renter Occupied Units	779	3,498	6,952



Traffic Counts

Street	Count
N 32nd St/Highway 69	28,679 vpd
Highway 62	15,588 vpd

Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

shale@wiginprop.com | jwatchous@wiginprop.com | wiginprop.com

This material is provided for information purposes only. It is from sources believed to be reliable. However, Wiggin Properties makes no warranties or representations, expressed or implied, as to the accuracy or sufficiency of the information. It is presented subject to errors, omissions, changes or withdrawal without notice. Square footage is provided by the local County Assessor or the Owner. Photos and graphics with copyrights by Costar, Google, Wiggin Properties and independent contractors are used with permission.