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**LISTING AGENT:
BRENT WELLINGS
405-332-5505**

Charles Brent Wellings, 158091
Schrader Real Estate and Auction Co Inc.
(Branch Office - Stillwater, OK), 172583
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**Commercial Development Land
along Hwy 51**

For Sale

Stillwater, Oklahoma

4± Acres

offered in 1± Acre Lots

Offers Considered on any
Individual Lot
or Combination

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Priced at: \$2.80/Square Foot - \$487,900 for Whole

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Commercial Development Land along Hwy 51

Stillwater, Oklahoma

For Sale

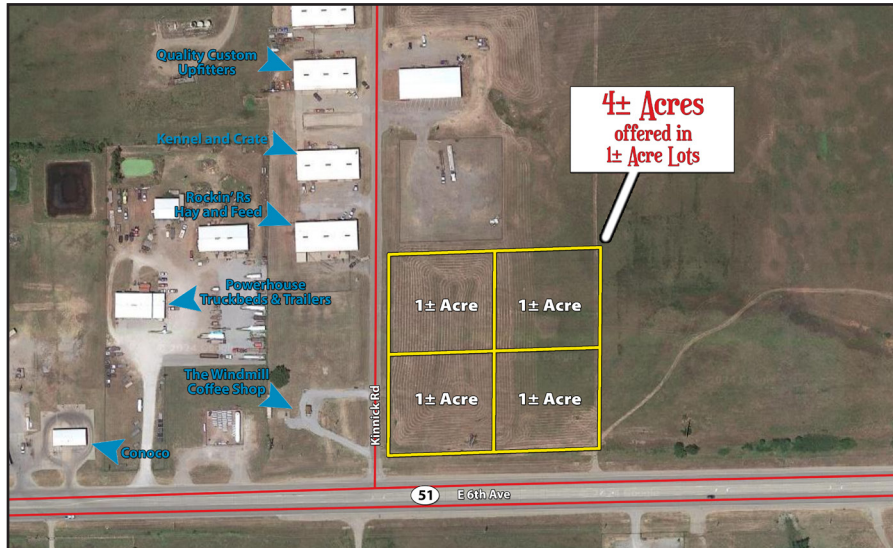
Priced at: \$2.80/Square Foot - \$487,900 for Whole

- Highway 51 Frontage – 425± Feet
- Approximately 9,000 Daily Traffic Count
- Close Proximity to Multiple Commercial Businesses
- 2 Established Access Points on Highway 51
- Water Utilities Available On-Site
- Offers Considered on any Individual Lot or Combination

4± Acres

offered in 1± Acre Lots

Offers Considered on any
Individual Lot
or Combination



General Description:

Excellent commercial development land along the Highway 51 corridor, only 4 miles east of Stillwater's central business district. Two access points along Highway 51 currently in place, approximately 425' of highway frontage with estimated 9,000 daily traffic count. Fifty-One East Water District water utilities are available along the western boundary of the property. Located within an existing commercial development area with numerous business locations in the immediate vicinity, including: Dollar General, Conoco, LineX, Powerhouse Truckbeds & Trailers, Stillwater Steel and others.



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Starkist Realty, LLC • BW11P-OK

LISTING AGENT: Brent Wellings

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