

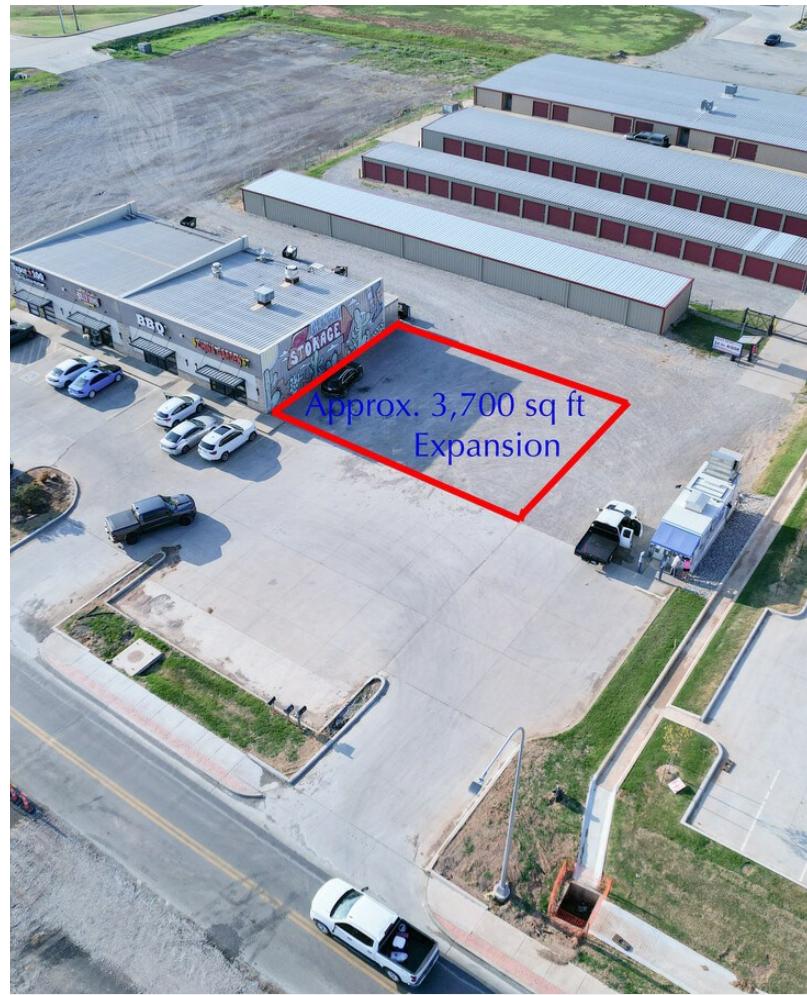


Owl's Nest Plaza

7602 Us-277 Hwy, Elgin, OK 73538

Brent Hulen
Hulen Properties
3259 Electra Dr, Colorado Springs, CO 80906
hulenproperties@gmail.com
(580) 678-3778





Owl's Nest Plaza

\$1,150,000

Prime Commercial Investment Opportunity with Frontage Building Site Included – Highway 277

Frontage | Elgin, OK

Property Highlights:

- * Cap rate does not reflect approx. 3,700 sq ft and 75 linear ft. of frontage that is prime and ready for expansion.
- * High-Visibility Location – Situated directly on Highway 277, the primary thoroughfare through Elgin.
- * Rapidly Growing Market – Elgin is experiencing strong commercial and residential development, attracting national and regional tenants.
- * ODOT Highway Expansion – Highway 277 is in the final stages of a state-led widening project, which will significantly increase traffic counts, improve visibility, and enhance ingress/egress.
- * Excellent Accessibility – Property features two double-lane driveways providing easy access to and from Hwy 277.
- * ...

- +The highway (visibility & traffic) +Current stable income (multi-tenant investment) +UPSIDE! (expansion land) +Elgin Location: Fantastic Future



Price: \$1,150,000

Property Type: Retail

Property Subtype: Storefront

Building Class: B

Sale Type: Investment

Cap Rate: 7.64%

Lot Size: 0.70 AC

Gross Building Area: 5,200 SF

Sale Conditions: 1031 Exchange

No. Stories: 1

Year Built: 2010

Tenancy: Multi

Parking Ratio: 7.69/1,000 SF

Clear Ceiling Height: 9 FT

Zoning Description: Hwy Commercial

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Billy Sims BBQ	2,500	April 2026
China Garden	1,250	February 2027
Ice Shack	200	October 2027
V100	1,250	October 2028



7602 Us-277 Hwy, Elgin, OK 73538

Property Photos



Property Photos



2023 View to the East before National Auto Parts Chain was built



2024 View of future Fuel/Convenience Store Site