



# Stillwell Land For Sale

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# Table of Contents

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## TABLE OF CONTENTS

PROPERTY SUMMARY	3
LOCATION INFORMATION	4
LOCATION MAP	5
VPD	6
FEMA FLOOD MAP	7
ZONING MAP	8
DEMOGRAPHICS MAP & REPORT	9
MEET THE TEAM	10



## PROPERTY DESCRIPTION

Prime Commercial Opportunity in Stilwell, OK: +/- 2.02 Acres off Highway 59

Opportunity to acquire a strategically located +/- 2.02-acre commercial site in the growing community of Stilwell, OK. Positioned directly off Highway 59, this parcel offers excellent visibility and easy access, making it ideal for a range of retail, service, or hospitality developments.

## KEY HIGHLIGHTS

**High-traffic location:** Situated on Highway 59, this site benefits from steady traffic flow, providing high visibility and ease of access for local residents and travelers alike.

**Nearby National Tenants:** The site is close to major retailers, including a recently developed Walmart Supercenter, Dollar General, and Pizza Hut. This established retail presence enhances the site's potential to attract complementary businesses.

**Growing Community:** Stilwell continues to experience growth, and this site presents an opportunity to tap into an expanding customer base with unmet demand for retail, dining, and service-oriented businesses.

**Traffic Counts:** +/- 9,000 AADT (2018 ODOT)

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,055,894.4
<b>Lot Size:</b>	2.02 Acres

**Versatile Development Potential:** With +/- 2.02 acres of developable land, this property offers flexible options for various commercial uses. The site can accommodate stand-alone structures, multi-tenant buildings, or even a retail strip center.

**Zoning:** The land is zoned Commercial, providing flexibility for prospective builders to design projects that meet market demands.

**Utilities:** Essential utilities such as water, electricity, and sewer are readily available, facilitating the construction process.

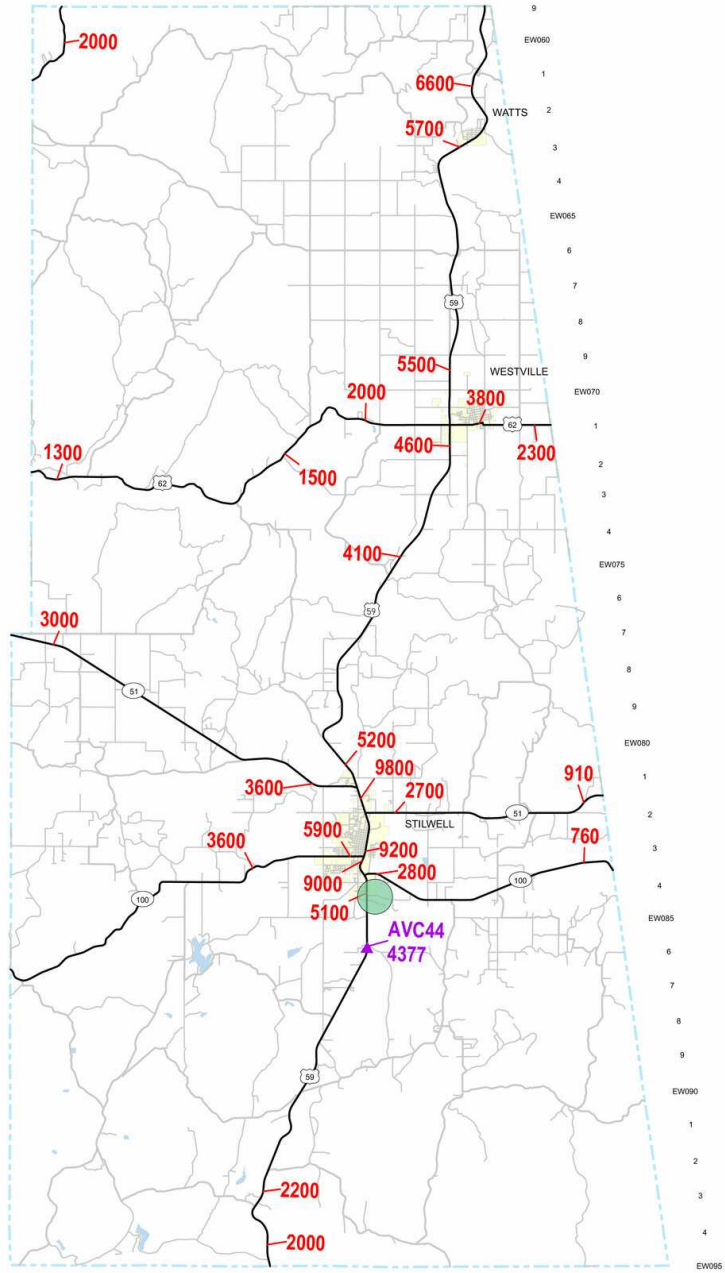
**FEMA Flood Zone:** Zone X (Minimal Flood Hazard)



# LOCATION INFORMATION

## Section 1

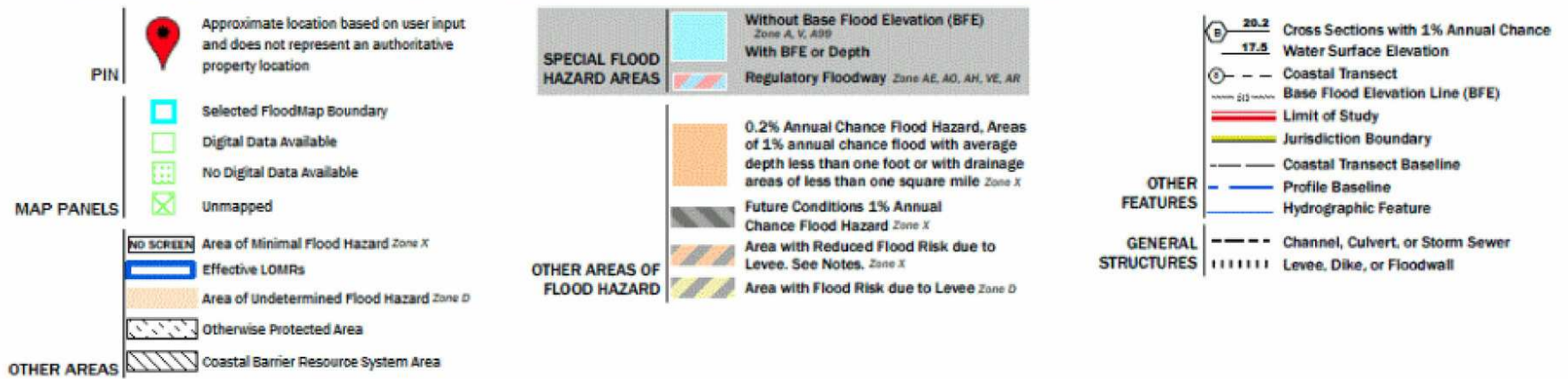


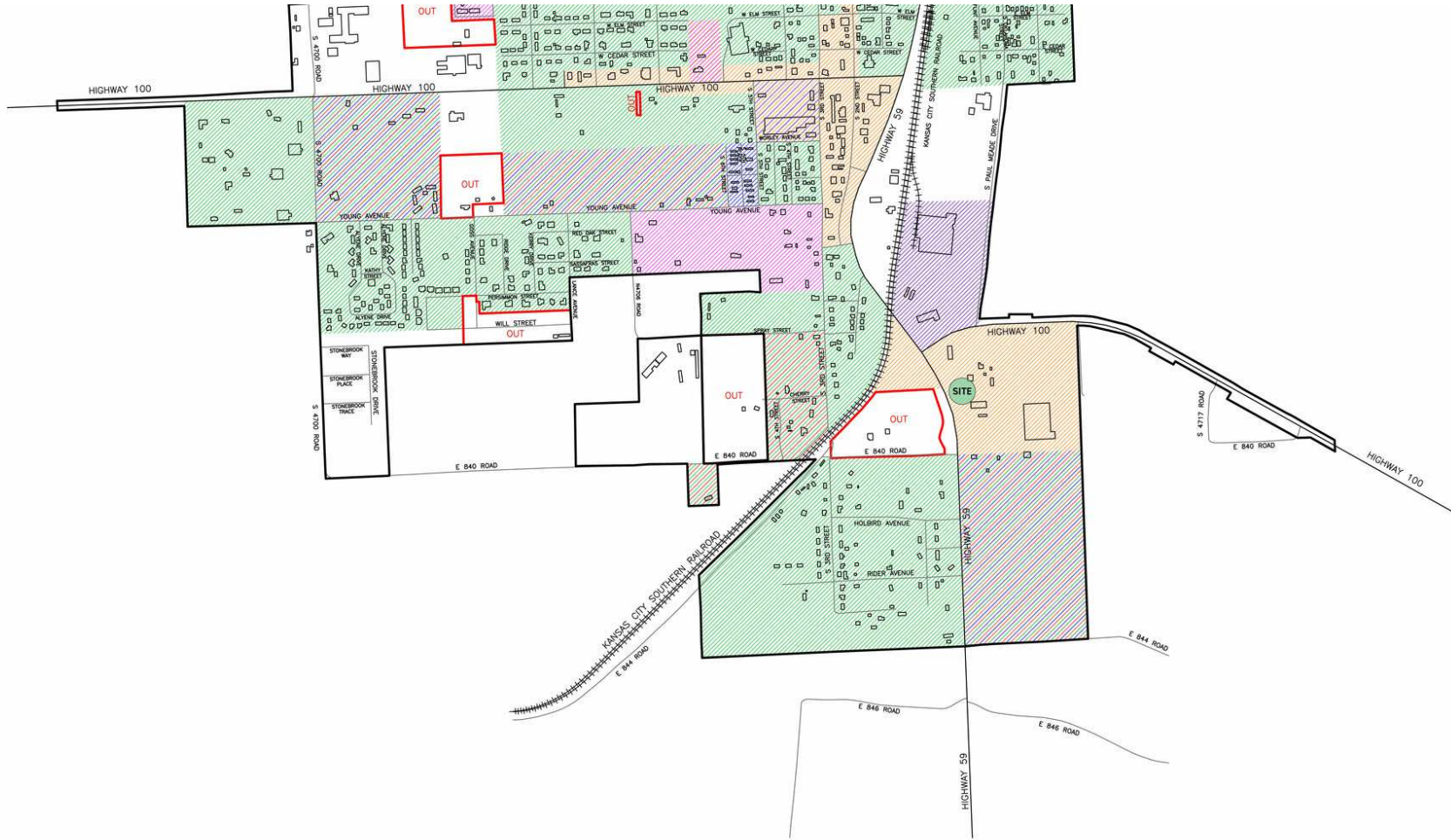




USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri





## DRAFT

**DRAFT**  
 FOR USE OF:  
**CITY OF STILWELL**  
 LOCATION: STILWELL  
 ADAIR COUNTY, OKLAHOMA  
 CREW CHIEF: XX DRAWN BY: J.N. SHEET SIZE: 18x24  
 PLAT No. 22-165 DATE: //2022



**ATLAS**  
**PROFESSIONAL LAND SURVEYING**  
 P.O. BOX 1026  
 425 N CENTENNIAL AVENUE #2  
 WEST FORK, AR, 72774  
 PH. 479.294.6177

**LEGEND**  
 CITY LIMITS:  
 AREA OUTSIDE CITY LIMITS: [Red line]  
 HIGHWAYS: [Blue line]  
 LOCAL ROADS: [Black line]  
 RAILROAD: [Black line with cross-ticks]  
 MOBILE HOME: [Blue hatched]  
 R1, R-2, RESIDENTIAL: [Green hatched]  
 R3 MULTIFAMILY: [Purple hatched]  
 COMMERCIAL: [Orange hatched]  
 INDUSTRIAL: [Pink hatched]  
 AGRICULTURAL: [Light green hatched]  
 SCHOOLS: [Yellow hatched]  
 PARK: [Light blue hatched]

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 FLOOD ZONES ARE NOT INDICATED AND DERIVED FROM A FLOOD INSURANCE RATE MAP FROM  
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 PROBABILITY OF FLOODING.

## DRAFT

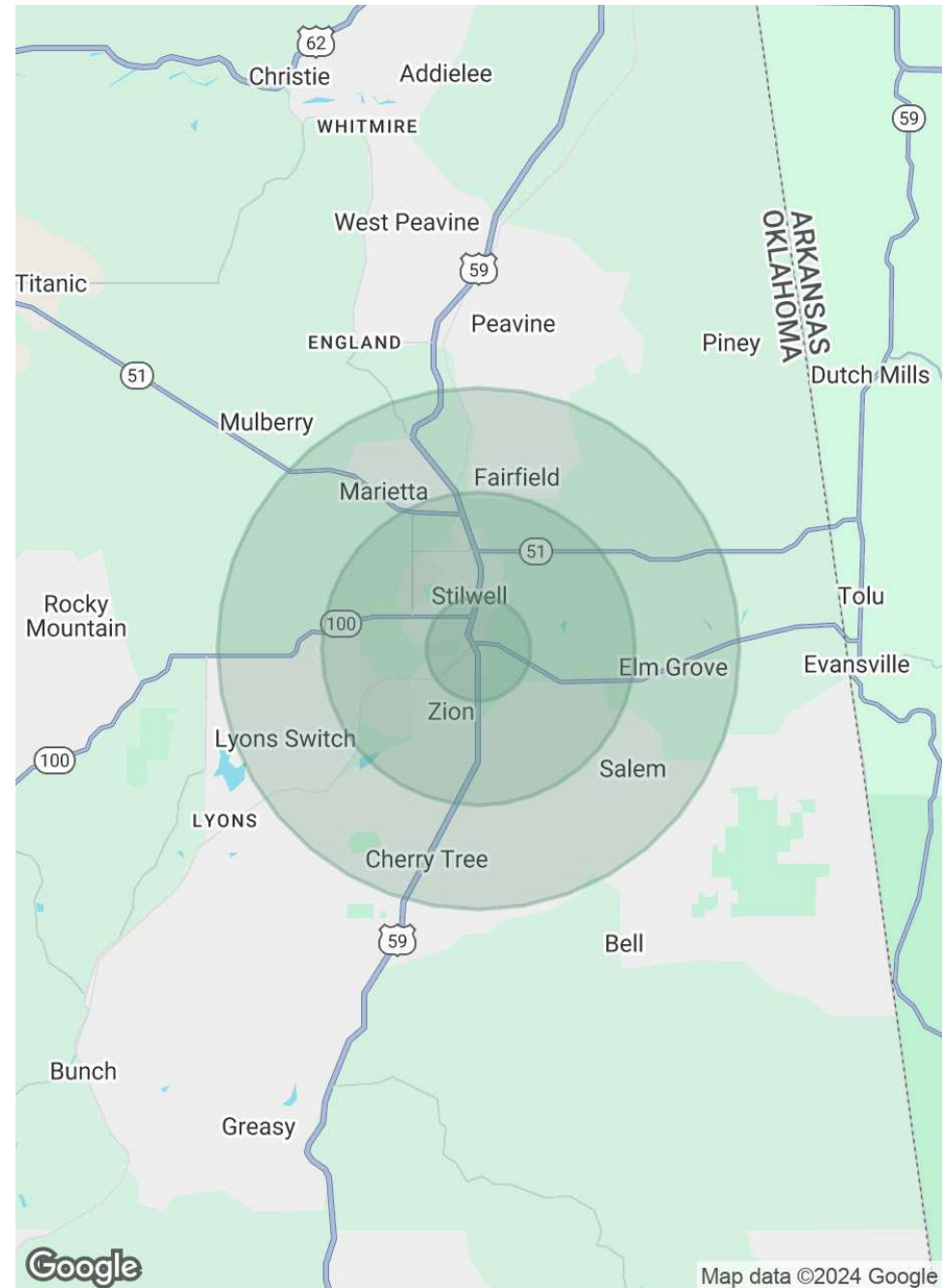


# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,333	5,035	7,117
Average Age	38	38	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	504	1,884	2,610
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$48,696	\$47,155	\$51,754
Average House Value	\$113,697	\$119,658	\$137,984

Demographics data derived from AlphaMap



Map data ©2024 Google

# Meet the Team



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