



Price Reduced Stilwell Land For Sale

MCP MCGRAW
COMMERCIAL
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Property Summary



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

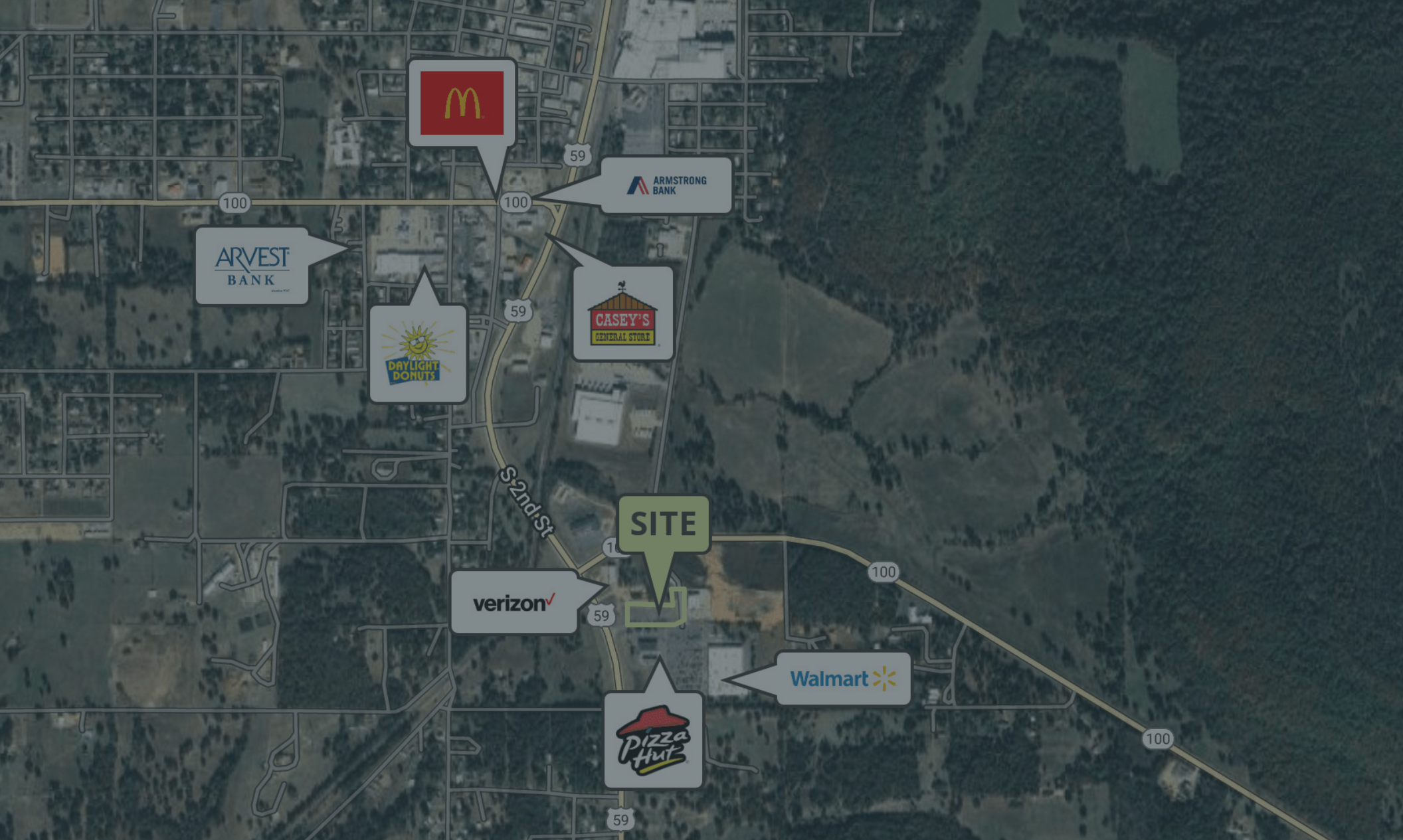
Sale Price:	\$799,000
Lot Size:	2.02 Acres

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.

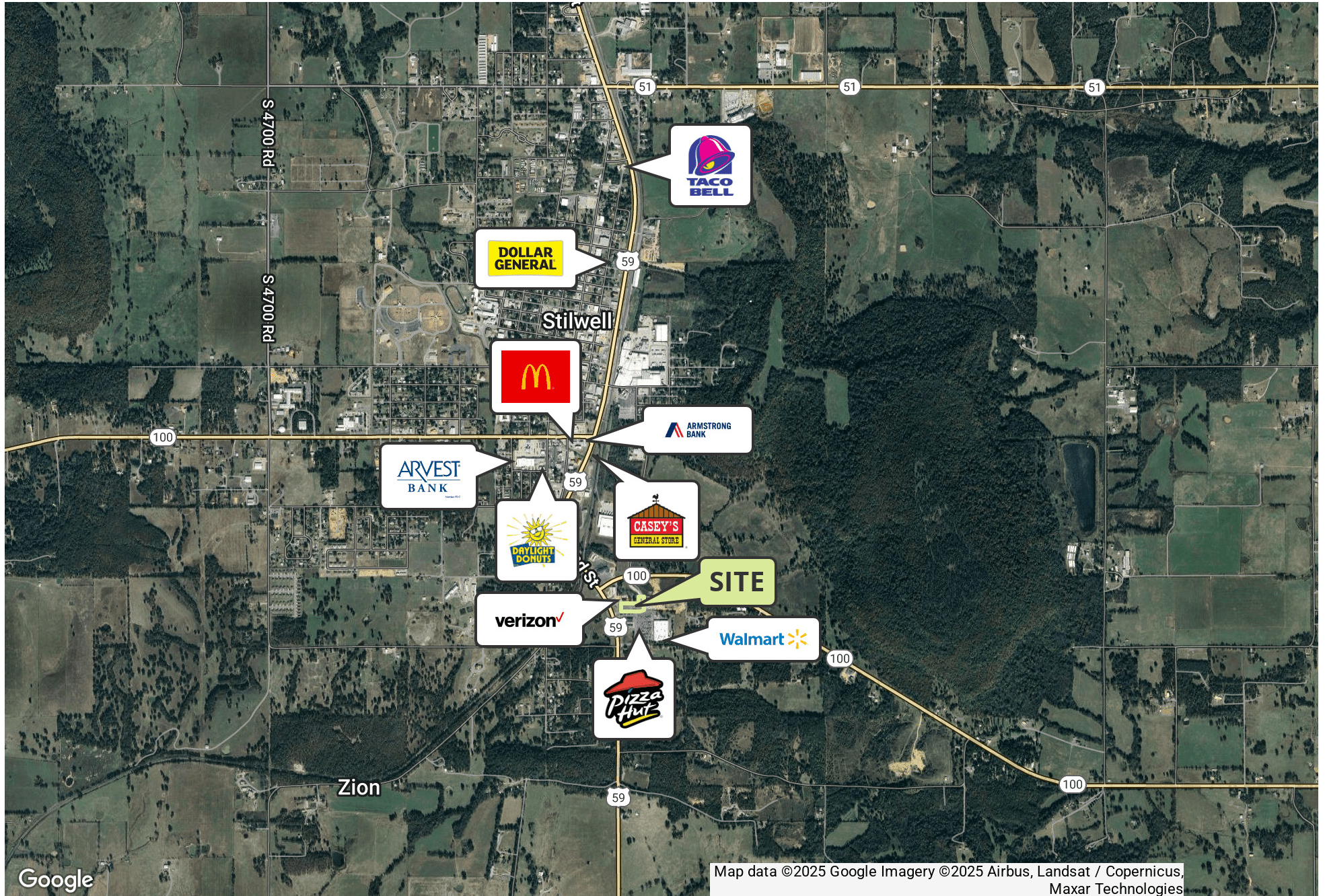
FEMA Flood Zone: Zone X (Minimal Flood Hazard)

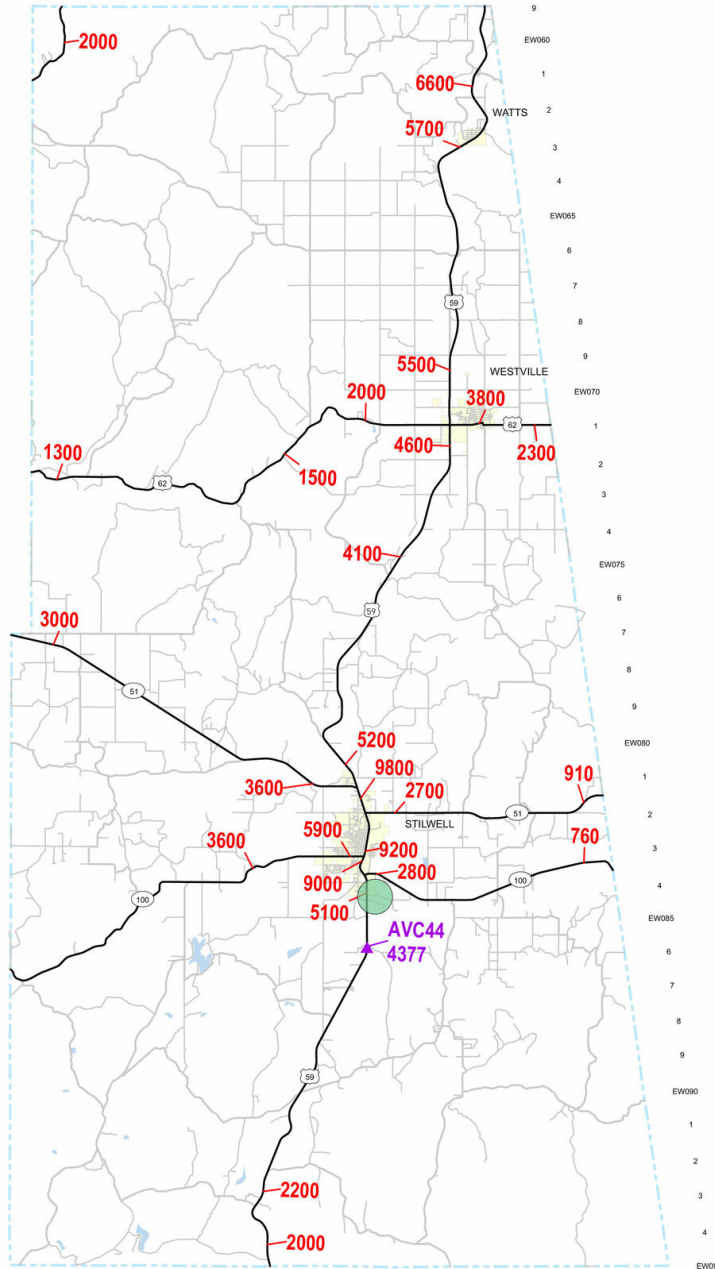


LOCATION INFORMATION

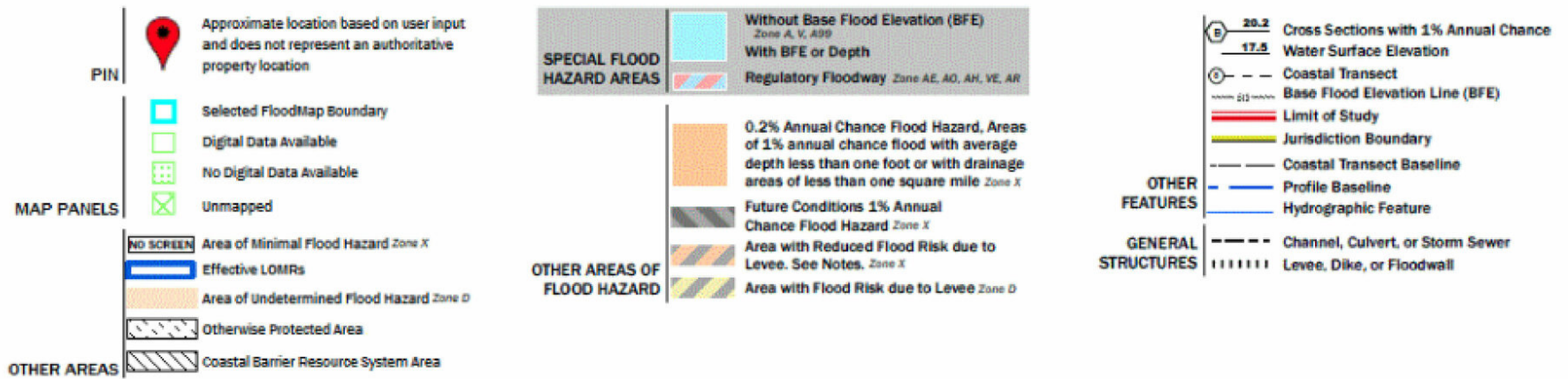
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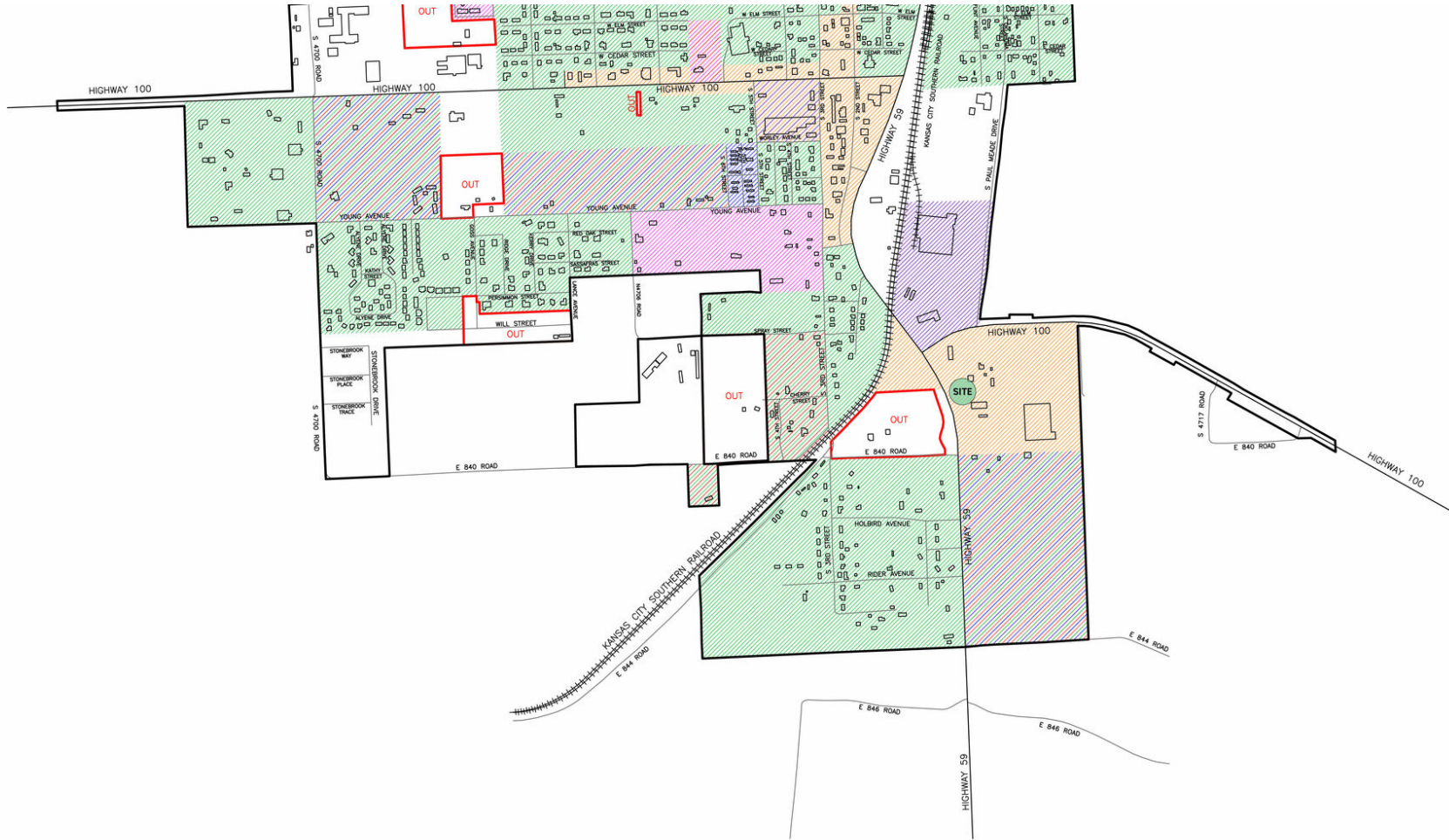
Location Map





FEMA Flood Map



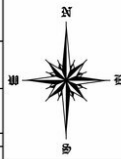


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FOR USE OF:
CITY OF STILWELL

LOCATION: STILWELL
ADAIR COUNTY, OKLAHOMA

CREW CHIEF: XX DRAWN BY: J.N. SHEET SIZE: 18x24
PLAT No. 22-165 DATE: //2022



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LEGEND

CITY LIMITS: ———
AREA OUTSIDE CITY LIMITS: ———
HIGHWAYS: ———
LOCAL ROADS: ———
RAILROAD: ———
MOBILE HOME: ———
R1, R-2, RESIDENTIAL: ———
R3 MULTIFAMILY: ———
COMMERCIAL: ———
INDUSTRIAL: ———
AGRICULTURAL: ———
SCHOOL: ———
PARK: ———

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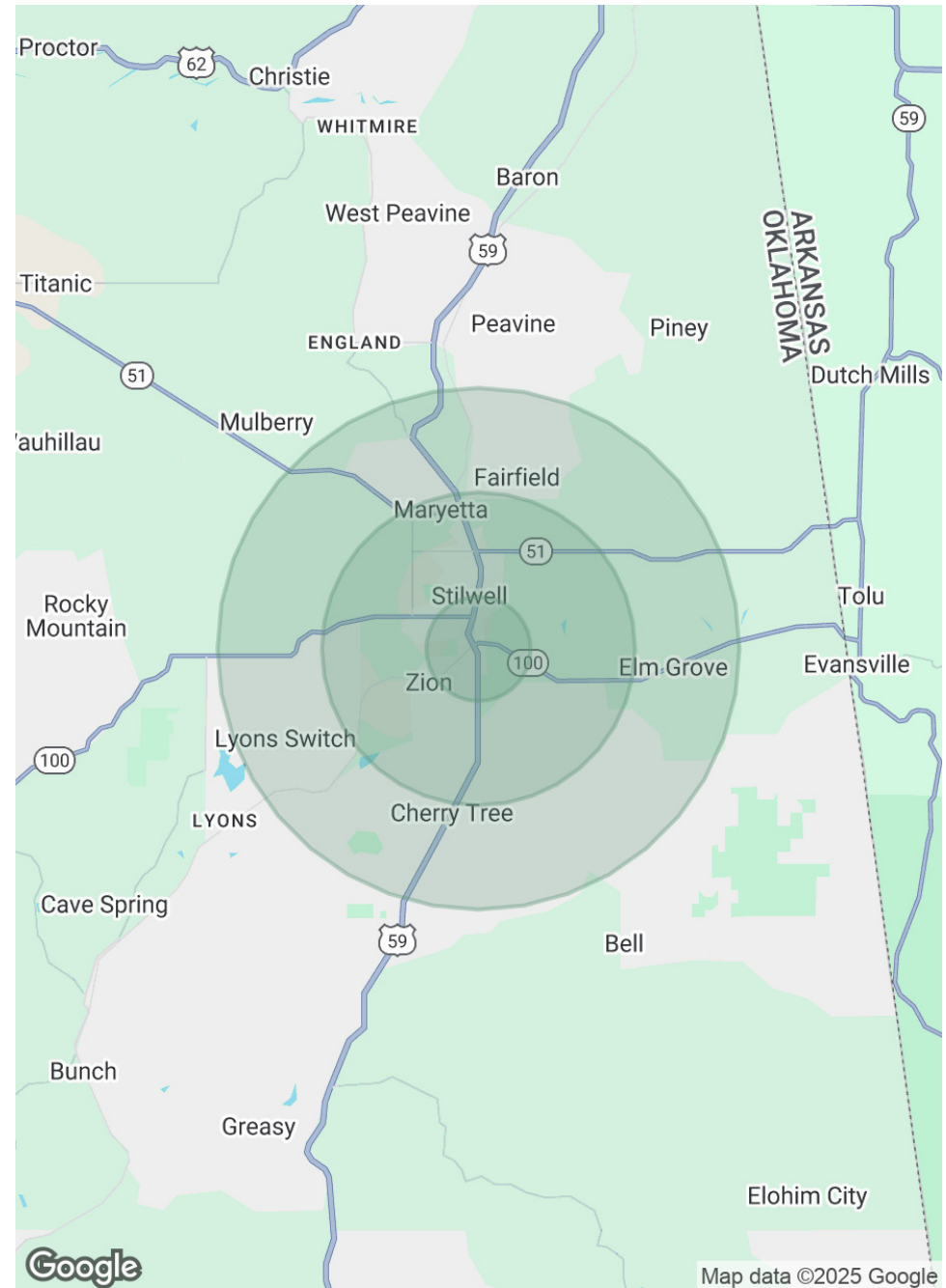
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Demographics Map & Report

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



Meet the Team



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