



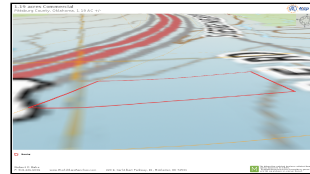
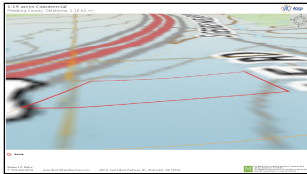
WorldClassRanches.com
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320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

1.19 Acres C-5 Commercial Land

\$350,000.00



This 1.19 acres of C-5 Commercial land is sited on the access road of Highway 69/George Nigh Expressway in McAlester, Oklahoma. It is located near three automobile dealerships and Wal-Mart, Lowes, Tractor Supply, TJ MAXX, Hobby Lobby, Ross, Chick-fil-A, a sporting goods shop, Jiffy Lube, Starbucks, restaurants, tire shop, Hotels, Convenience stores, and many other commercial establishments. There is great visibility from the highway, and easy access via off ramps. The terrain is flat to very slightly rolling. A concrete drive off the access road is already in place. All city utilities are available. McAlester is touted as the commerce hub of southeast Oklahoma with a strong medical care presence including McAlester Regional Hospital, a Cancer treatment center, Medical clinic, several walk-in clinics, and a variety of doctors, from Cardiologists, Oncologists, Primary Care Physicians, Neurosurgeon, Urologists, and many other specialists. In addition, with beautiful Eufaula Lake only 15 minutes away, the trade is very active. Per Oklahoma Department of Transportation the traffic count on Highway 69 averages about 22,000 vehicles per day. Call Sandy Brock Bahe with questions or to view at 918-470-4710 or Toll Free at 844-WCR-LAND.

Property Highlights

Acreage: 1.19 acres

Location: Highway 69 in McAlester, OK

Closest Town: McAlester

Access: Hwy 69 service road, & city street in back

Topography: Almost flat

Improvements: City utilities and concrete curb cut access

Utilities: All city utilities

Development Potential Prime business location

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