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World Class Ranches Team Brokered by EXP Realty

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

Broken Bow Development 178 acres

\$5,785,000.00



This 178 acres is located, in both a HUB Zone and an Opportunity Zone, at the gateway to Hochatown, Oklahoma, just northwest of Broken Bow. The development boom is in full swing and the opportunities are tremendous. Broken Bow is touted as being the 2nd fastest growing tourist destination in the U. S. and is a popular destination for visitors from many surrounding and distant states. Current census has available rentals at 1800, up from 600 in 2018. The majority of these rentals are well appointed with hot tubs, shuffleboard, grills, decks, fire pits, fireplaces and other amenities. The terrain is flat to gently rolling forests and meadows. Large hardwoods add character, and appeal to the property, and provide privacy breaks. There are also open grass areas amenable to commercial or entertainment venue development without having to clear timber. Four ponds and a meandering seasonal stream are in place to add ambiance to multiple building locations. Located conveniently for visitors coming in from the south, east or west, as Google Maps is already directing traffic past the property from the west in route to Hochatown. There is one 2080 sq. ft. home on the land, as well as a barn and shop. An additional adjoining 170 acres is also for sale at the same price per acre. (See the Broken Bow Development 170). Call Sandy Brock Bahe at 918-470-4710 or toll Free at 844-WCR-LAND.

Property Highlights

Price Per Acre: 32,500.00

Acreage: 178 Acres

Location: 20 Min. S of
Hochatown, OK, 3 hrs N of
Dallas

Closest Town: Broken Bow,
OK

Access: Paved County Road

Topography: Gently rolling
to rolling

Improvements: Home, barn,
shop, fencing, ponds

Bedrooms: 3

Baths: 2

Water: Ponds and beautiful
seasonal stream

Wildlife: Whitetail deer,
turkey, squirrels, dove, etc.

Utilities: Rural water, electric,
septic system

Development Potential
Opportunity and HUB Zones

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