

**Commercial Property on Highway 412**  
21301 W 8th ST  
Sand Springs, OK 74063

**\$145,000**  
5± Acres  
Tulsa County





## Commercial Property on Highway 412 Sand Springs, OK / Tulsa County

### SUMMARY

#### Address

21301 W 8th ST

#### City, State Zip

Sand Springs, OK 74063

#### County

Tulsa County

#### Type

Farms, Undeveloped Land, Recreational Land, Commercial, Business Opportunity

#### Latitude / Longitude

36.1532 / -96.2311

#### Acreage

5

#### Price

\$145,000

#### Property Website

<https://arrowheadlandcompany.com/property/commercial-property-on-highway-412-tulsa-oklahoma/42079/>



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### **PROPERTY DESCRIPTION**

Welcome to the perfect opportunity for your next successful venture! This 5-acre tract of land in the sought-after area of Sand Springs is gem waiting to be discovered. Featuring an ideal topography for building your dream operation, this property has been recently rezoned from agricultural to commercial, providing you with a head start towards creating the perfect business right on the bustling Highway. Situated on Highway 412, and conveniently located less than 1 mile from the infamous Keystone Lake, this property offers an enviable location for your vision to thrive. Whether you have plans for a mobile home / rv park, mini storages, or any other business endeavor, this acre tract is guaranteed to yield a substantial return on your investment. Water, electricity, and natural gas are readily available at the pa road, ensuring a smooth transition as you bring your plans to life. Furthermore, the neighboring private 160-acre vacant tract of land provides an added sense of exclusivity. When passing by on Highway 412, keep an eye out for the prominent Arrowhead Land Company sign, showcasing this property. This prime location guarantees your business will benefit from excellent visibility and exposure to a wide audience. Imagine the attention and publicity your enterprise could garner in such a prominent spot! To learn more about this remarkable opportunity, don't hesitate to contact listing agent and property owner Josh Claybrook at [918-607-1006](tel:918-607-1006)

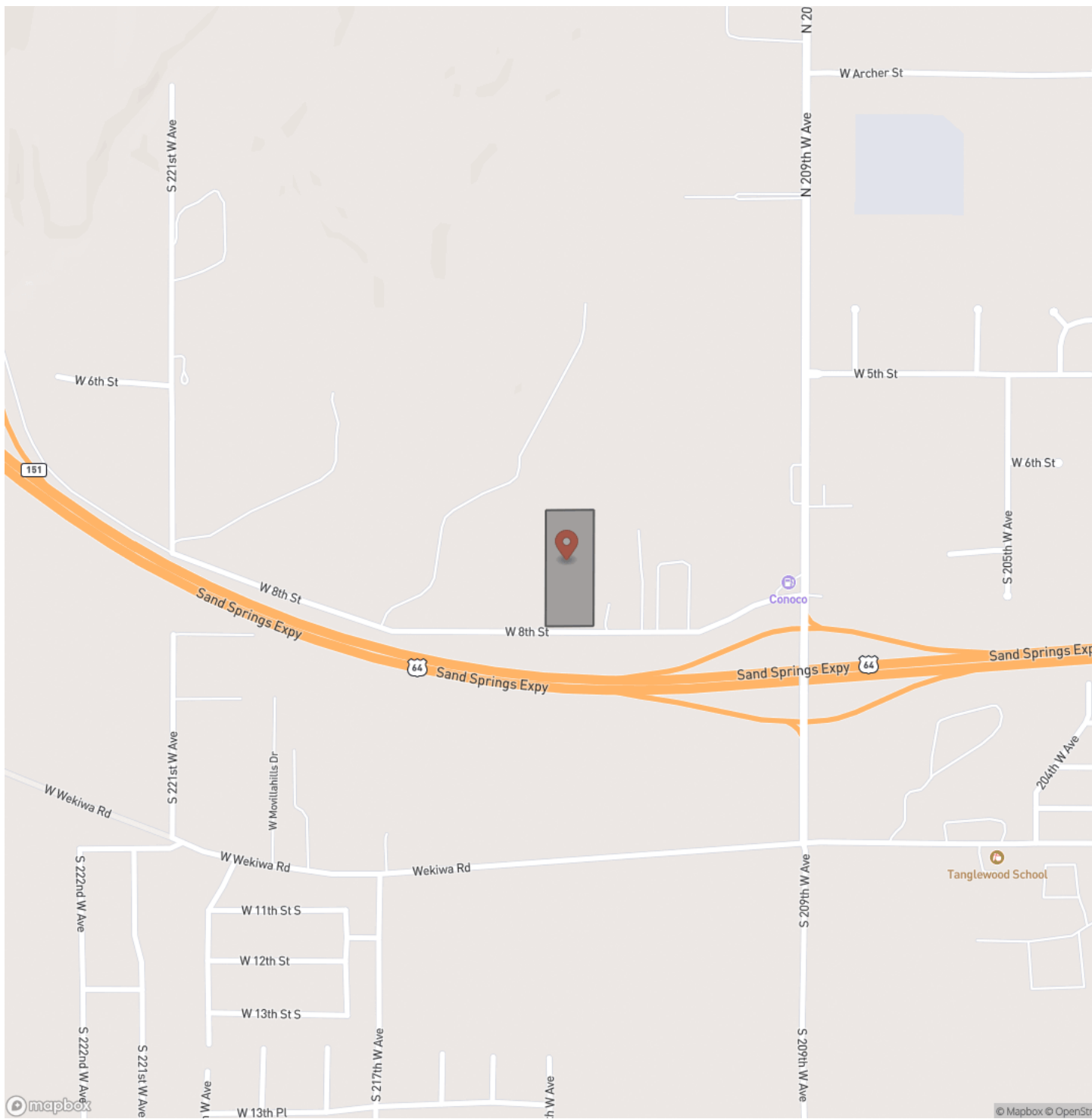


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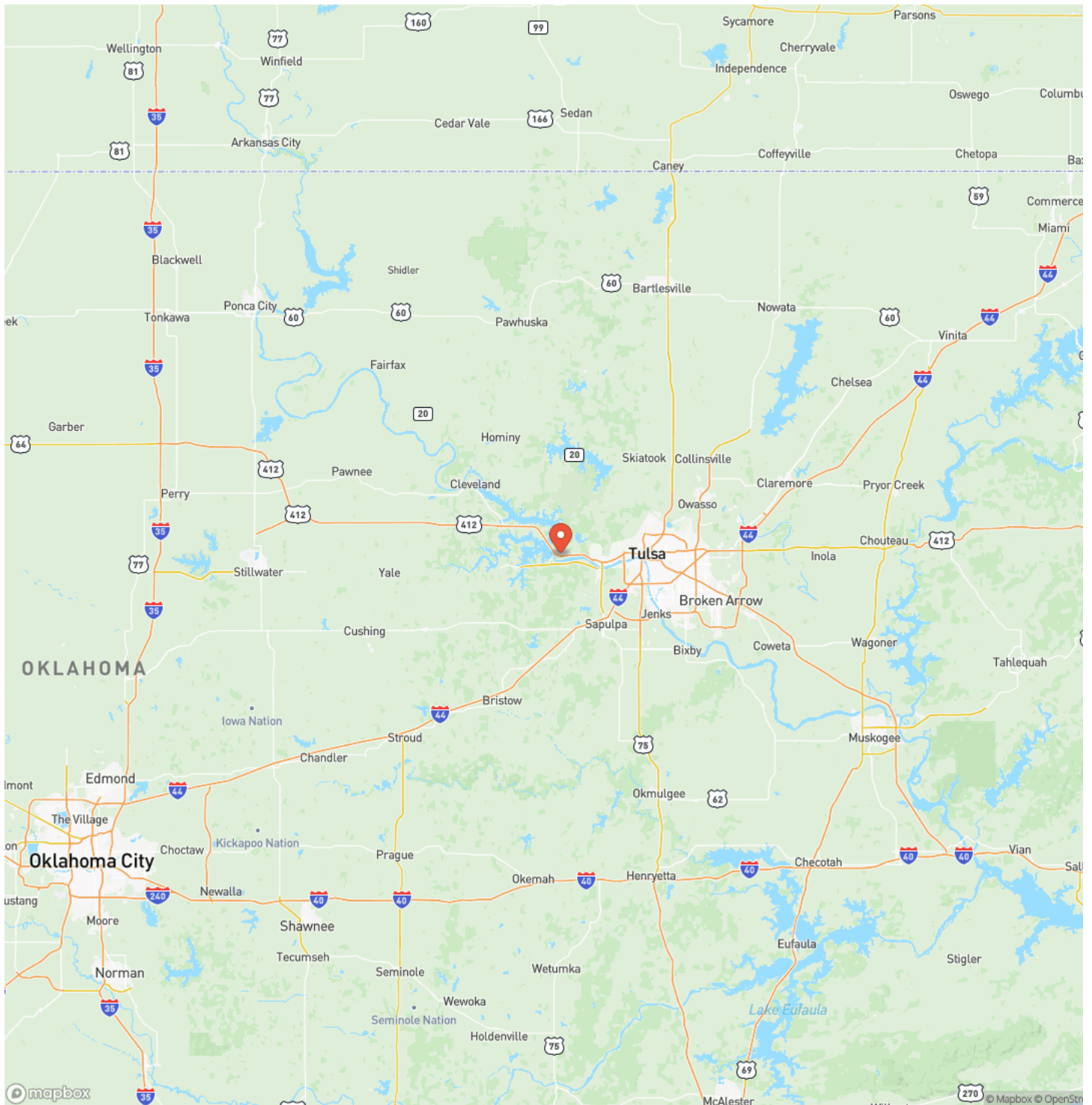


## Locator Map





## Locator Map





## Satellite Map



## Commercial Property on Highway 412 Sand Springs, OK / Tulsa County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Josh Claybrook

## Mobile

(918) 607-1006

## Email

josh.claybrook@arrowheadlandcompany.com

**Address**

## City / State / Zip

Sapulpa, OK 74066

## NOTES

[illegible]

**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(405) 415-5977  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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