

Potential Commercial Site near Lake Eufaula
418294 E 1140 Rd
Eufaula, OK 74432

\$250,000
10.860± Acres
McIntosh County



Potential Commercial Site near Lake Eufaula Eufaula, OK / McIntosh County

SUMMARY

Address

418294 E 1140 Rd

City, State Zip

Eufaula, OK 74432

County

McIntosh County

Type

Undeveloped Land, Commercial, Recreational Land

Latitude / Longitude

35.360932 / -95.567892

Acreage

10.860

Price

\$250,000

Property Website

<https://arrowheadlandcompany.com/property/potential-commercial-site-near-lake-eufaula-mcintosh-oklahoma/79537/>



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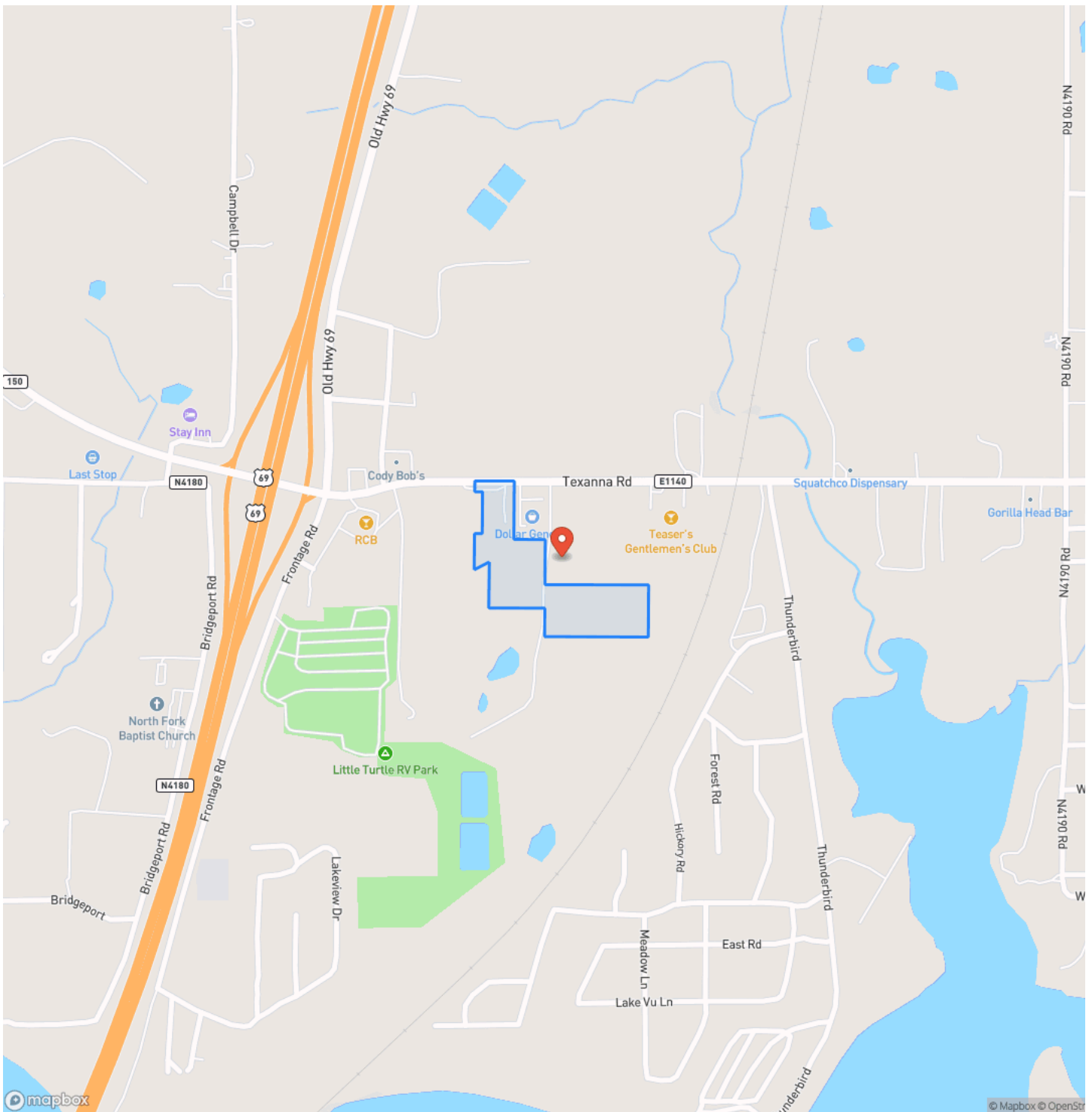
PROPERTY DESCRIPTION

This 10.86 +/- acre property in McIntosh County, Oklahoma is a prime piece of undeveloped land with full utilities already in place and an unbeatable location less than 5 +/- minutes from Eufaula and Lake Eufaula. The land features a combination of timber and cleared areas, giving you plenty of space to build or develop. A gated entrance and some fencing are already in place, offering a solid starting point for development. With paved road frontage and quick, easy access to Highway 69 just down the road, this property is ideally positioned for convenience. Located approximately 30 +/- minutes from Muskogee, 35 +/- minutes from McAlester, and just 1 hour and 20 +/- minutes from Tulsa, it sits in a great spot for regional access. Whether you're looking to build, invest, or develop, this property has limitless potential for growth in a high-traffic area! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jay Cassels at [\(918\) 617-8707](tel:9186178707)

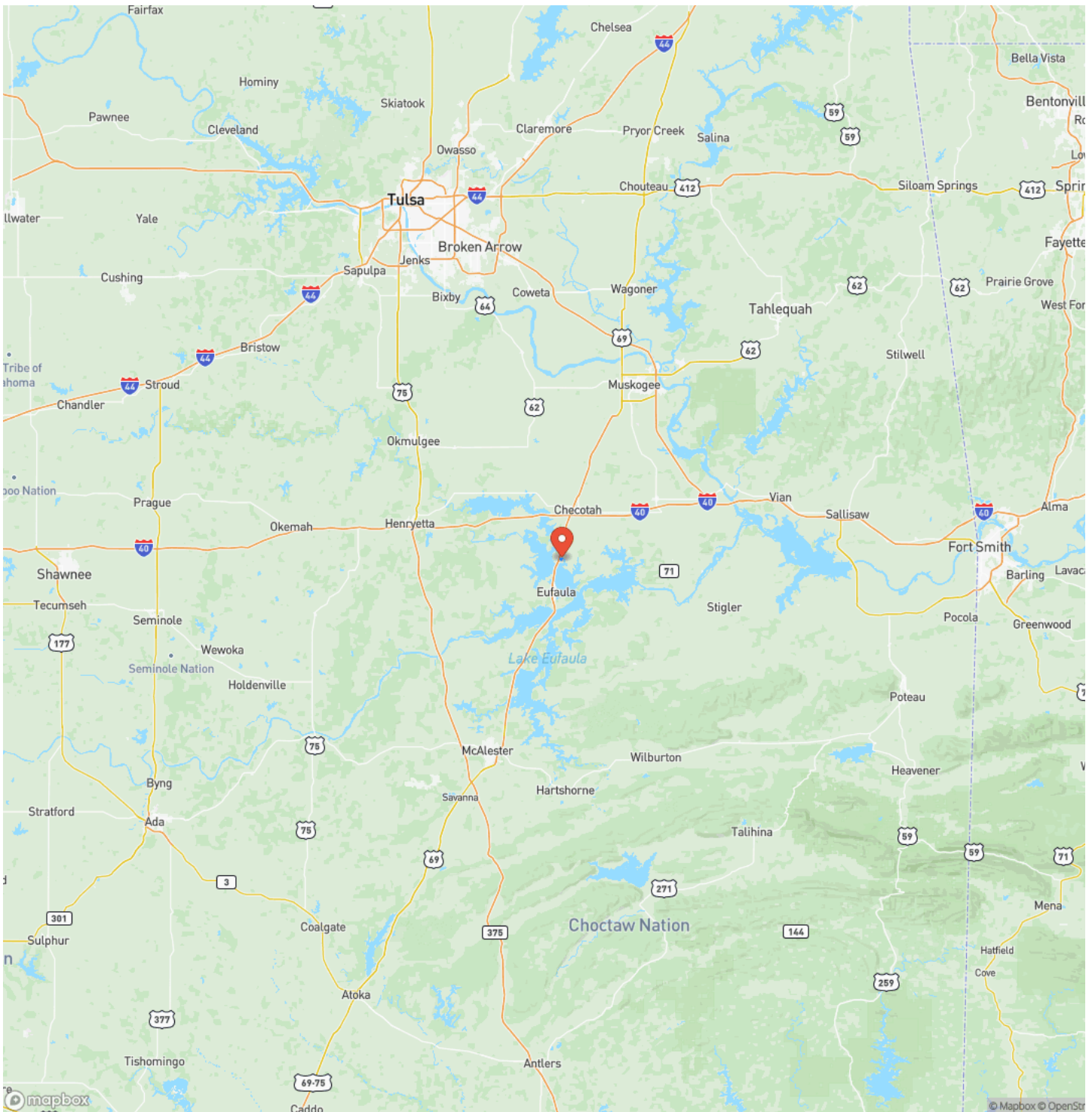
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Eufaula, OK / McIntosh County



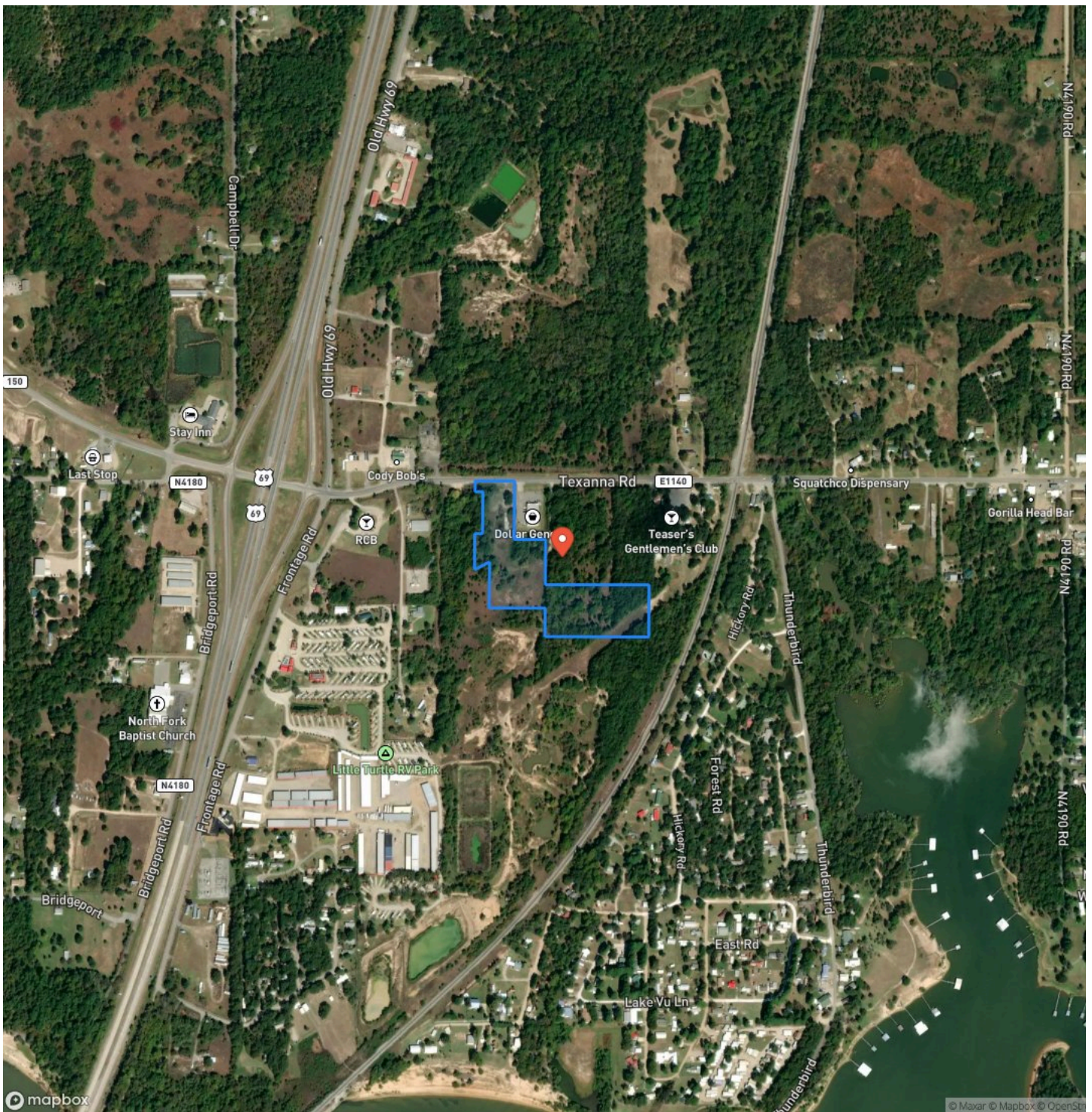
Locator Map



Locator Map



Satellite Map



Potential Commercial Site near Lake Eufaula Eufaula, OK / McIntosh County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Cassels

Mobile

(918) 617-8707

Email

jay.cassels@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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

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www.arrowheadlandcompany.com

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, but 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 relationship 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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

