

**Ponca City Development Opportunity**  
Edwards Ave  
Ponca City, OK 74601

**\$41,900**  
8.26± Acres  
Kay County



**Ponca City Development Opportunity**  
**Ponca City, OK / Kay County**

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**SUMMARY**

**Address**

Edwards Ave

**City, State Zip**

Ponca City, OK 74601

**County**

Kay County

**Type**

Undeveloped Land, Recreational Land, Lot

**Latitude / Longitude**

36.6869 / -97.0704

**Acreage**

8.26

**Price**

\$41,900

**Property Website**

<https://arrowheadlandcompany.com/property/ponca-city-development-opportunity/kay/oklahoma/101470/>



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### **PROPERTY DESCRIPTION**

PRICE REDUCED!! Welcome to 8.26 ± acres just outside of Ponca City, Oklahoma, offering a great combination of location, access, and future potential! Positioned right off Highway 77, this property features excellent visibility and accessibility, along with road frontage on both the north and west sides, making it well suited for a variety of uses. With its strategic location near Ponca City, this tract presents a strong opportunity for residential development, a small commercial venture, or a long-term investment hold. The dual road frontage allows for flexible access points and layout options, adding to the overall usability and appeal of the property. Properties with this kind of location and access do not come around often! Whether you're looking to build, develop, or invest, this 8.26 ± acre tract offers a blank canvas with the fundamentals already in place! The property is conveniently located approximately 4 ± minutes from the center of Ponca City, 18 ± minutes from Tonkawa, and about 45 ± minutes from Stillwater. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Luke Roberts at [\(918\) 399-2569](tel:9183992569).

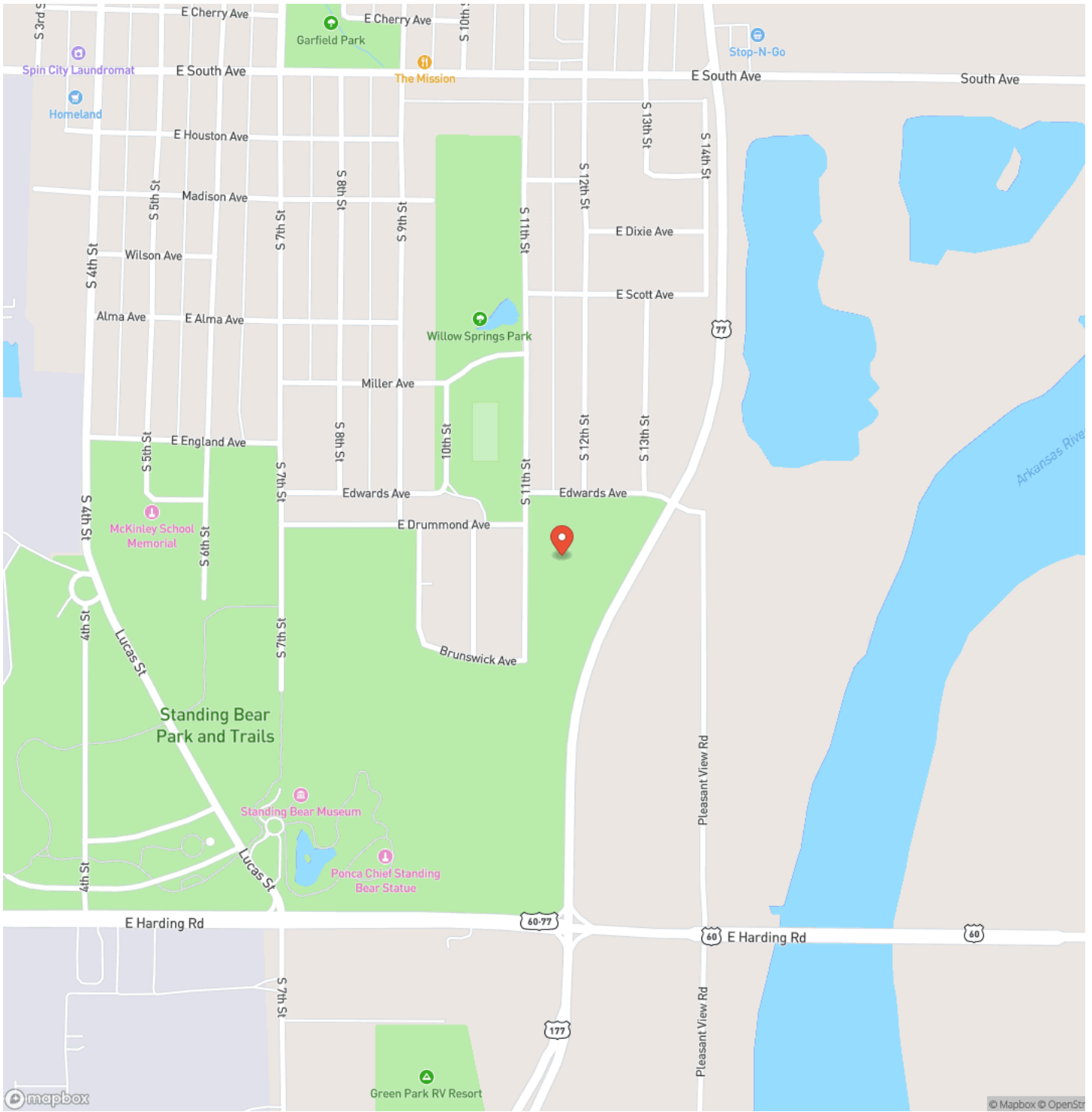
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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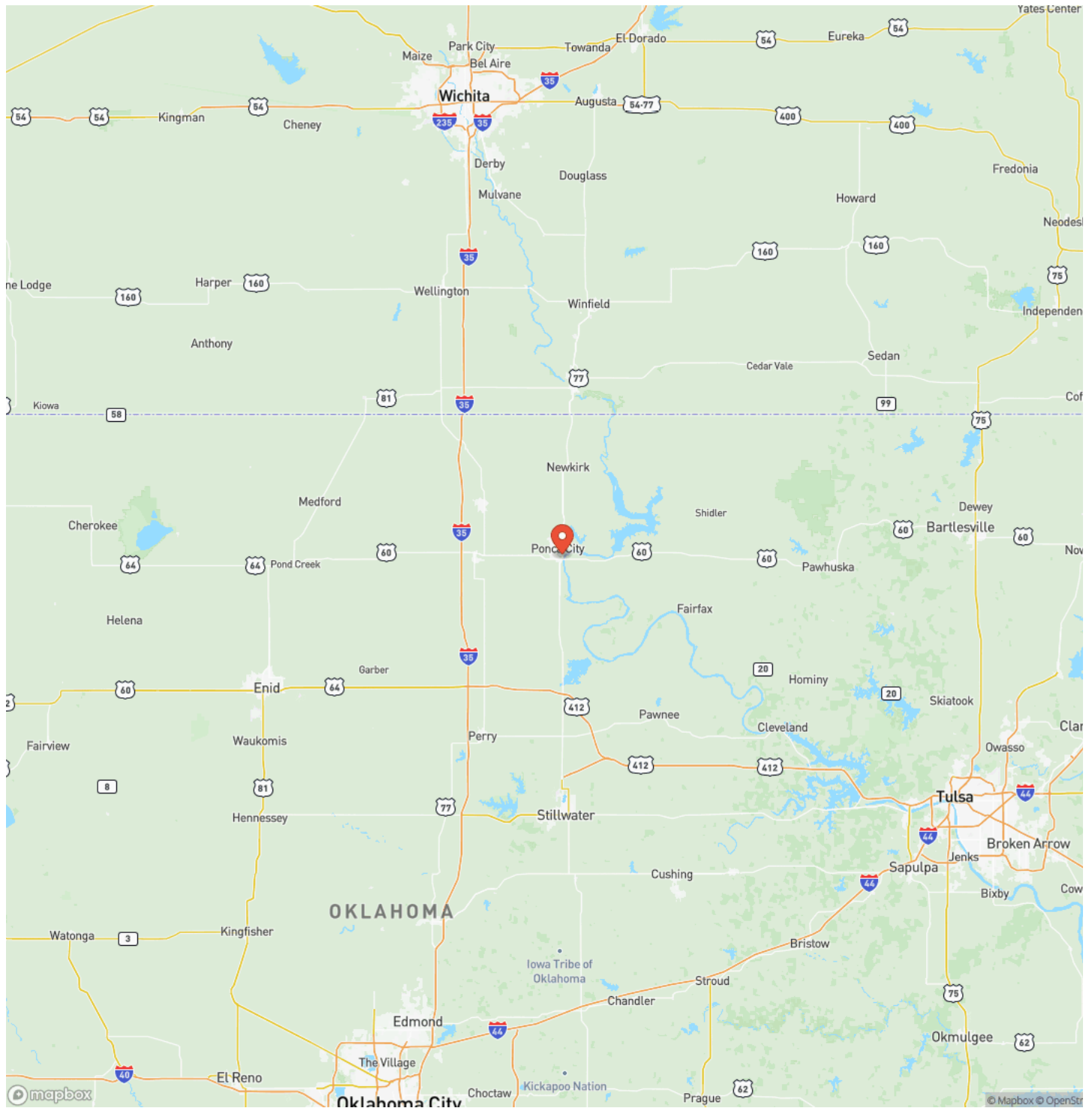
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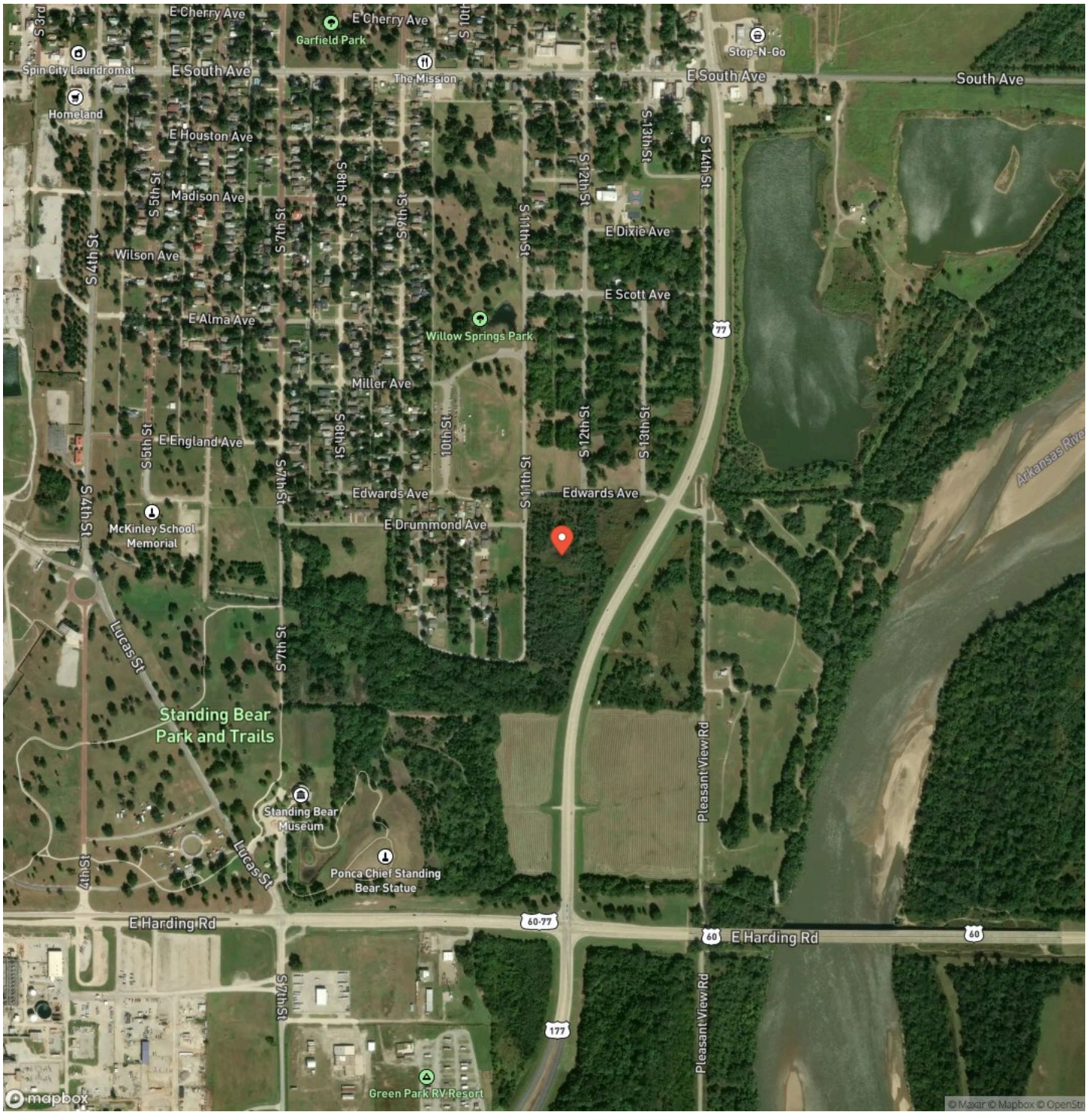
# Locator Map



# Locator Map



# Satellite Map







## **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.

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