Commercial Highway Frontage Property
2101 New Baker Rd
Mcalester, OK 74501

$429,000
20± Acres
Pittsburg County







SUMMARY

Address
2101 New Baker Rd

City, State Zip
Mcalester, OK 74501

County
Pittsburg County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland, Commercial, Lot, Business Opportunity

Latitude / Longitude
34.946417 / -95.837914

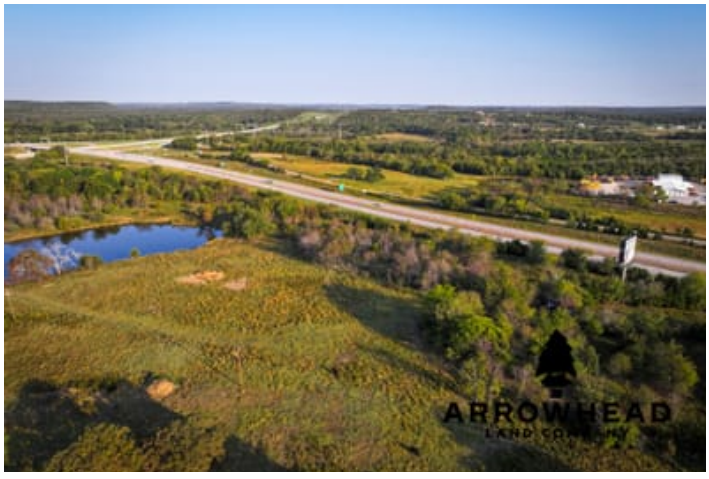
Acreage
20

Price
$429,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

PRICE REDUCED!!! This exceptional 20 +/- acre commercial highway frontage property in Pittsburg County, Oklahoma, presents a remarkable development opportunity. Located just west of McAlester at the corner of State Highway 270 and New Baker Rd, this property offers strategic proximity to Steven Taylor Industrial Park to the south, providing unparalleled access for businesses looking to thrive in a prime area. Situated on the edge of town, offering excellent visibility, the property has direct access to and from the Indian Nation Turnpike via Highway 270, facilitating efficient trucking and freight movement without the need to traverse through McAlester. The industrial park features rail connectivity served by the Arkansas-Oklahoma Railroad, with a dedicated rail spur that connects with Union Pacific and Kansas City Southern mainlines, further enhancing logistics capabilities. This property is ideally positioned for various commercial ventures, including retail outlets, fuel stations, warehousing, distribution centers, and manufacturing facilities. Approximately mile long and 400 +/- feet at its widest point, the property features 600 +/- feet of Highway 270 frontage and another 250 +/- feet of easy access from New Baker Rd, with a private drive and locking main gate. Electric and water are already in place at the property's existing old homesite. The land is fenced along the highway and consists of open native grasses and sparse pockets of timber, featuring oak and cedar trees. A small pond, frequented by deer, enhances the property's potential for recreational use as well. The opportunity to construct a home on-site offers a unique lifestyle where you can live and work on the same prime piece of land, further boosting its investment potential. This is an opportunity you won't want to miss. The property is conveniently located 107 +/- miles from Fort Smith, Arkansas, 99 +/- miles from Tulsa International Airport, and only 80 +/- miles from the Texas state line. All showings are by appointment only. If you would like more information or wish to schedule a private viewing, please contact Ty Hunter at (918) 329-0843 .


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LAND COMPANY

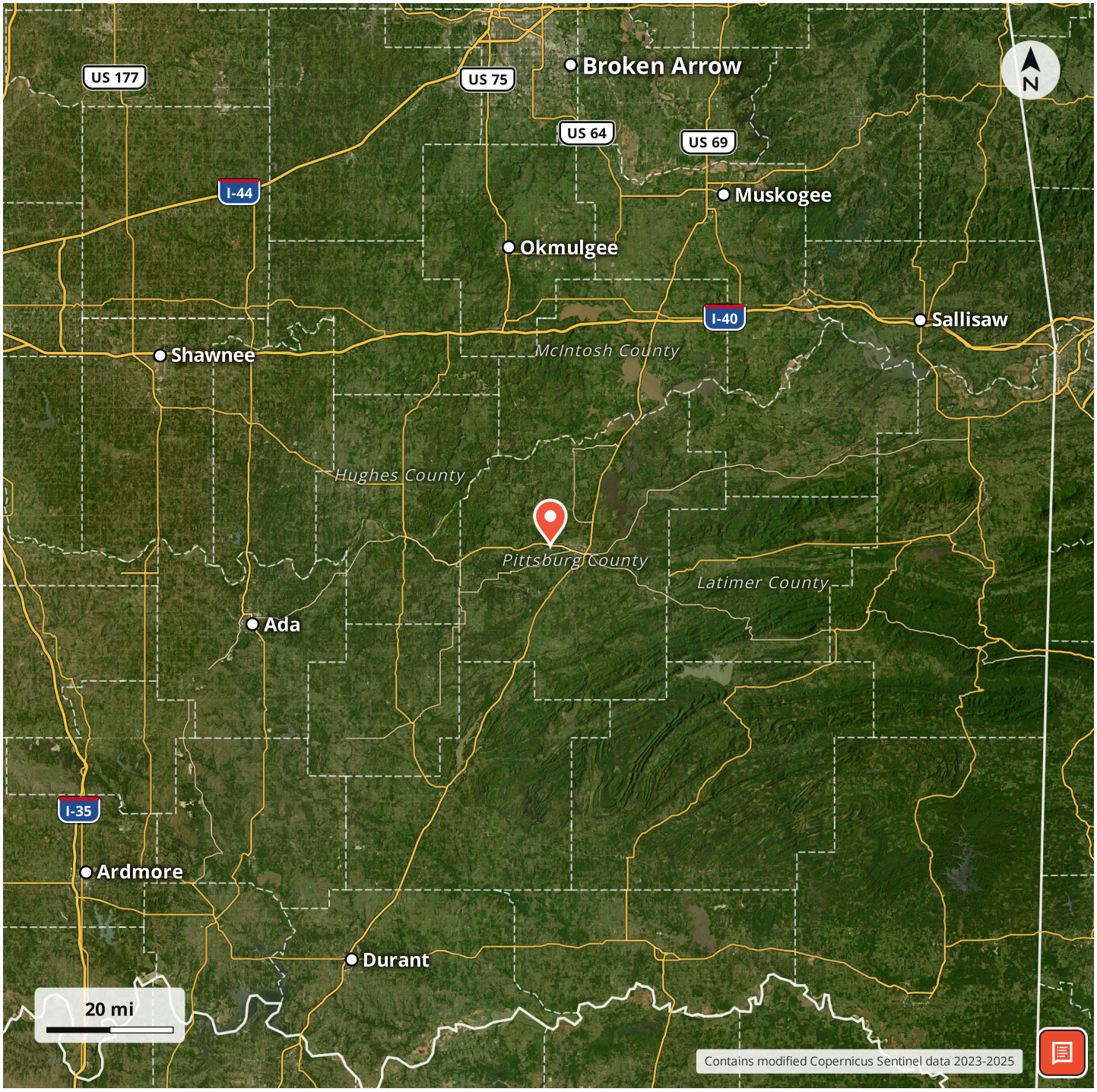

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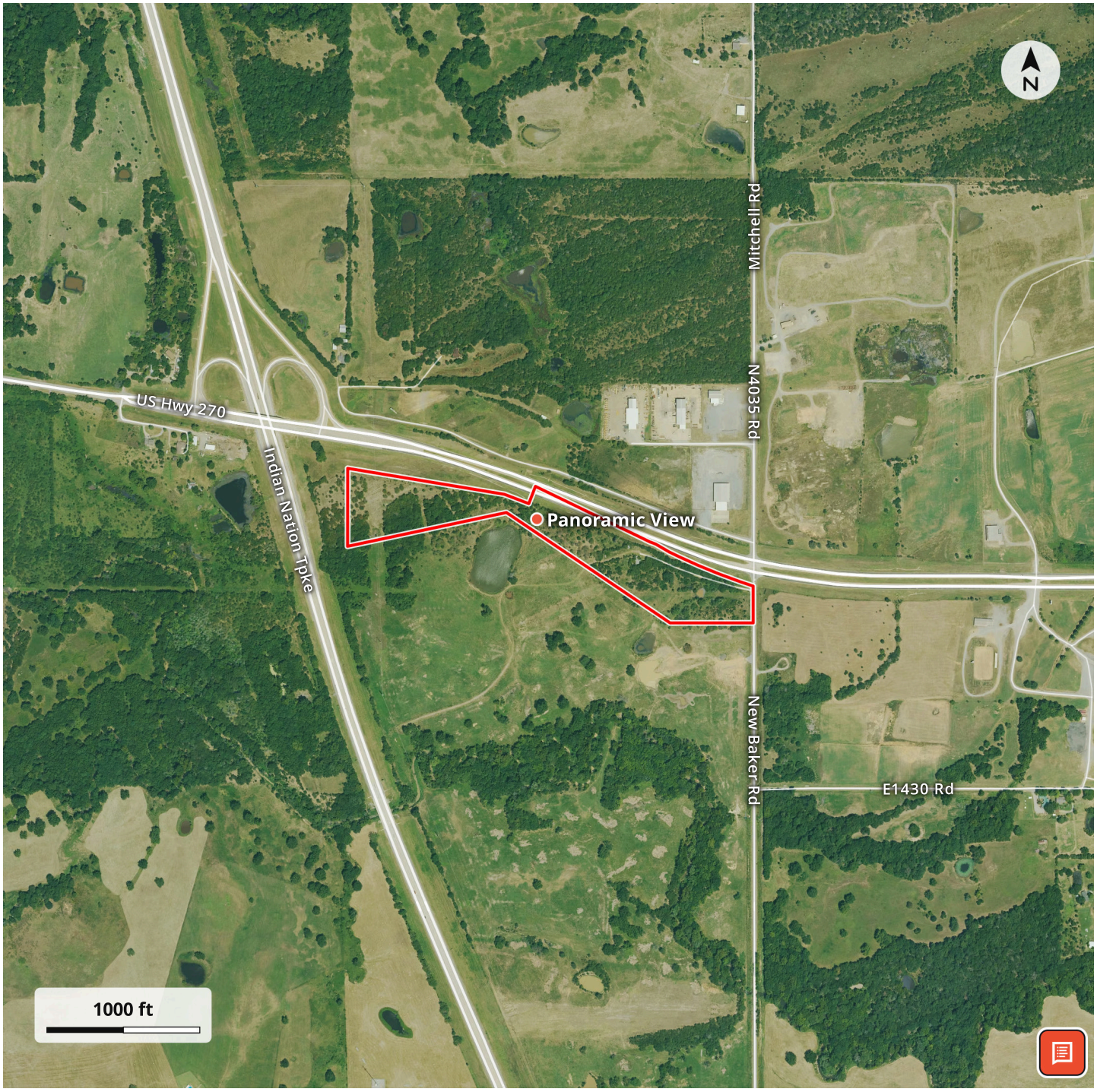

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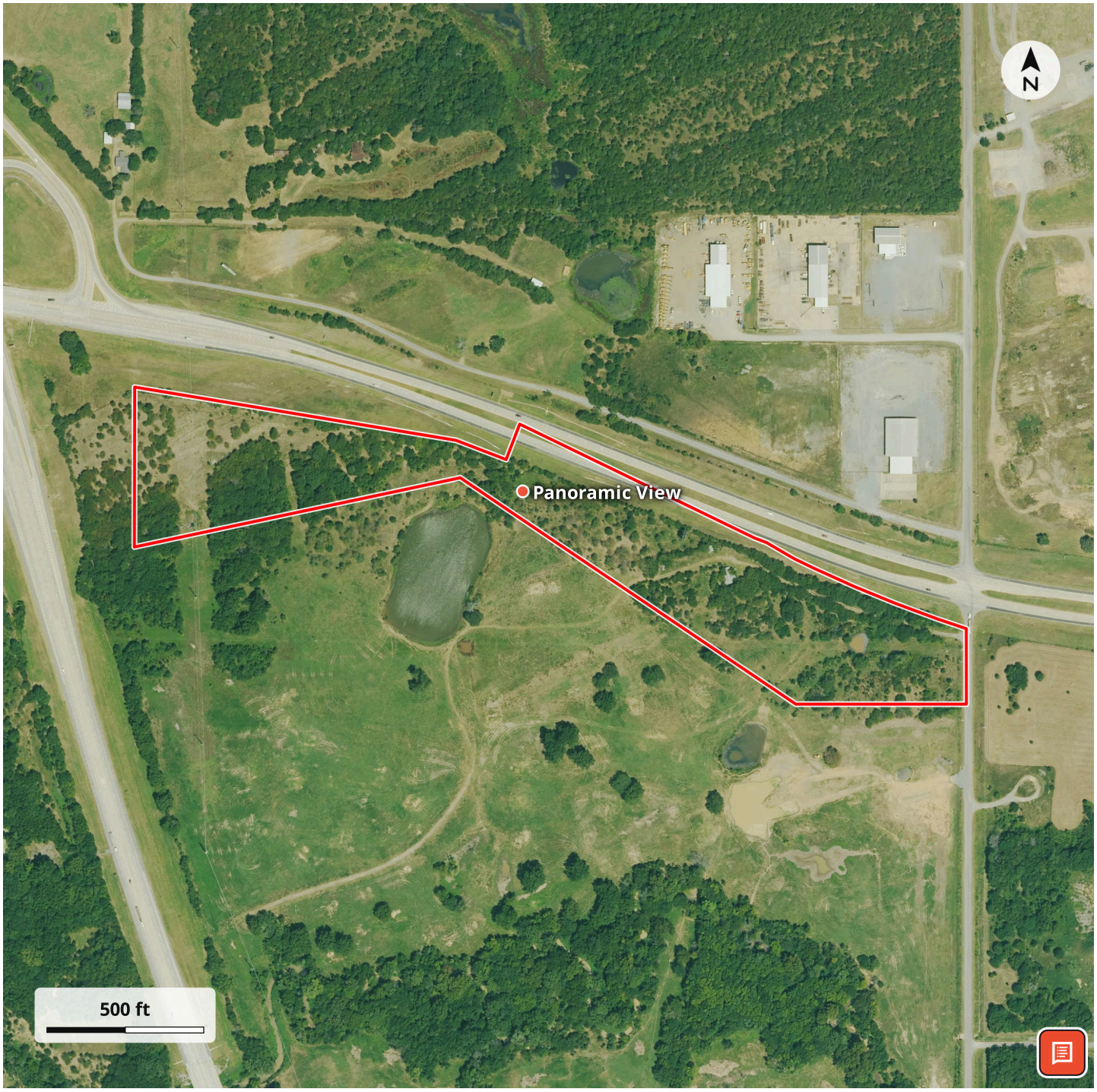
Regional Map



Locator Map


N
Mitchell Rd
N4035 Rd
US Hwy 270
Indian Nation Tpke
Panoramic View
New Baker Rd
E1430 Rd
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Ty Hunter

Mobile
(918) 329-0843

Email
ty.hunter@arrowheadlandcompany.com

City / State / Zip
Mcalester, OK 74501

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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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