

Coweta City Limits Development Opportunity
14950 S 285th E Ave
Coweta, OK 74429

\$765,000
11± Acres
Wagoner County



Coweta City Limits Development Opportunity

Coweta, OK / Wagoner County

SUMMARY

Address

14950 S 285th E Ave

City, State Zip

Coweta, OK 74429

County

Wagoner County

Type

Undeveloped Land, Single Family, Residential Property, Business Opportunity

Latitude / Longitude

35.9461 / -95.6624

Dwelling Square Feet

650

Bedrooms / Bathrooms

1 / 1

Acreage

11

Price

\$765,000

Property Website

<https://arrowheadlandcompany.com/property/coweta-city-limits-development-opportunity-wagoner-oklahoma/103207/>



PROPERTY DESCRIPTION

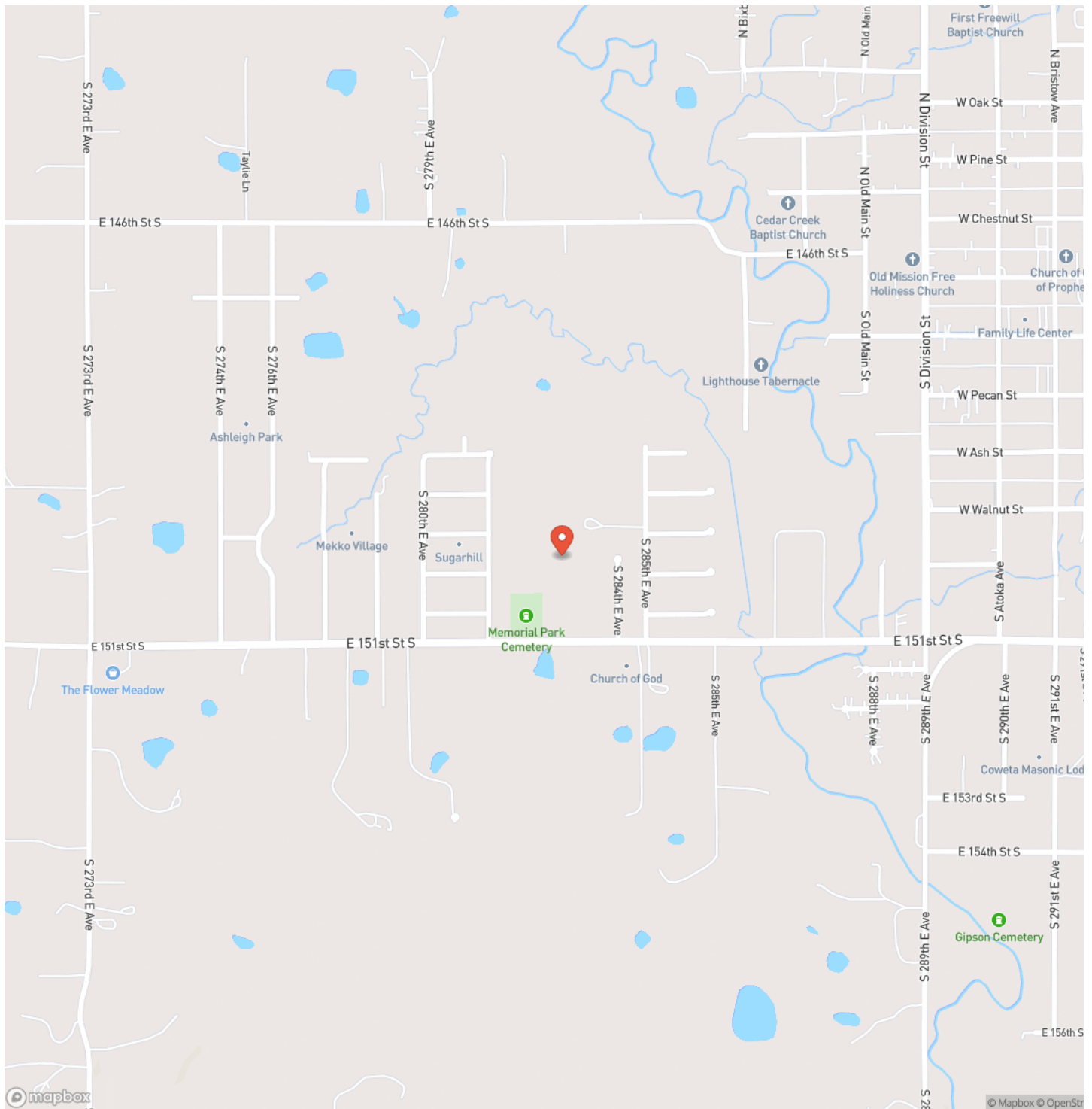
PRICE REDUCED!! Located in Wagoner County with access from both E 151st St S and S 285th E Ave, just +/-1 mile west of SH-51, this +/- 11 acre tract sits directly in the path of growth inside Coweta city limits. Surrounded by established rooftops and new development, it offers a rare opportunity to capitalize on a true infill location with multiple access points already in place. At the heart of the property sits a newly built 1,200 +/- square foot barndominium featuring a high-end +/- 600 Sq ft, 1 Bedroom, 1 Bathroom finished living space paired with a functional shop ideal for immediate use, rental income, or a developer's base of operations during a build-out. A well maintained Grand Design Reflection 5th wheel is already set up on site, offering immediate additional living space for guests, extended family, or rental potential. Featuring a multi slide layout, private bedroom, full bathroom, and a fully equipped kitchen, it lives comfortably like a secondary small home. Climate controlled and positioned on a prepared pad with utilities in place, this unit provides a turnkey guest suite or temporary housing option, adding real functionality and value. Seller is open to negotiating the inclusion of the 5th wheel with an acceptable offer. The property is fenced and cross-fenced with electronic gated entry and a clean, usable mix of open pasture and mature shade trees. The land lays exceptionally well, offering a multitude of build sites. Dual road frontage enhances development flexibility, while nearby utilities and surrounding density support a strong highest and best use as a residential infill project. At the same time, the setup still lends itself to a private homestead, hobby farm, or long-term hold investment. Properties like this where location, access, improvements, and upside all align, are increasingly hard to find in this corridor. Whether you're a builder, investor, or end user looking to secure ground in a high-growth area, this one deserves a closer look. This property is conveniently located only +/- 25 miles from Muskogee, +/- 13 miles from Broken Arrow, and only +/- 32 minutes from Downtown Tulsa. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Horner at [\(918\) 859-0699](tel:9188590699).

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.

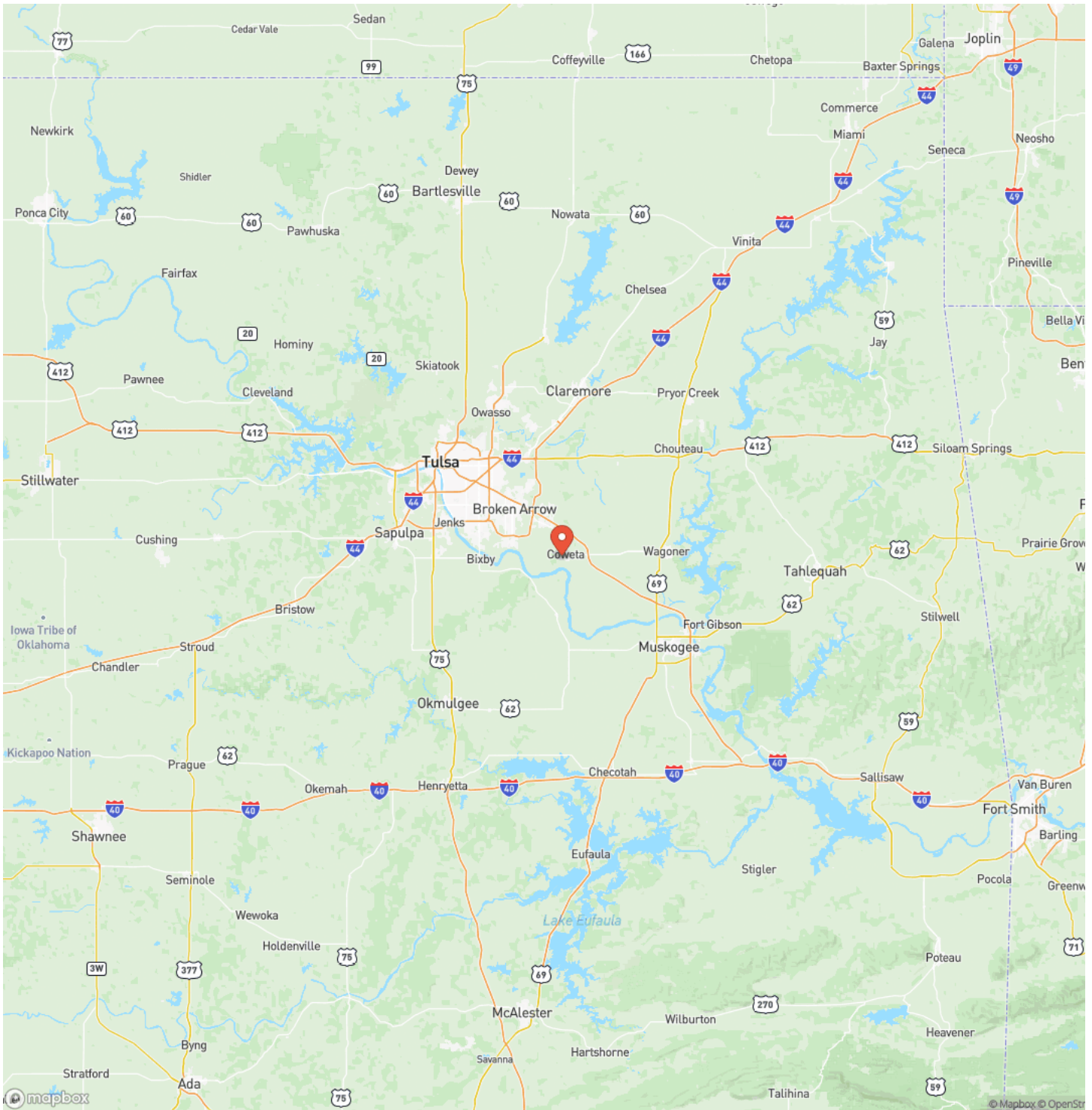
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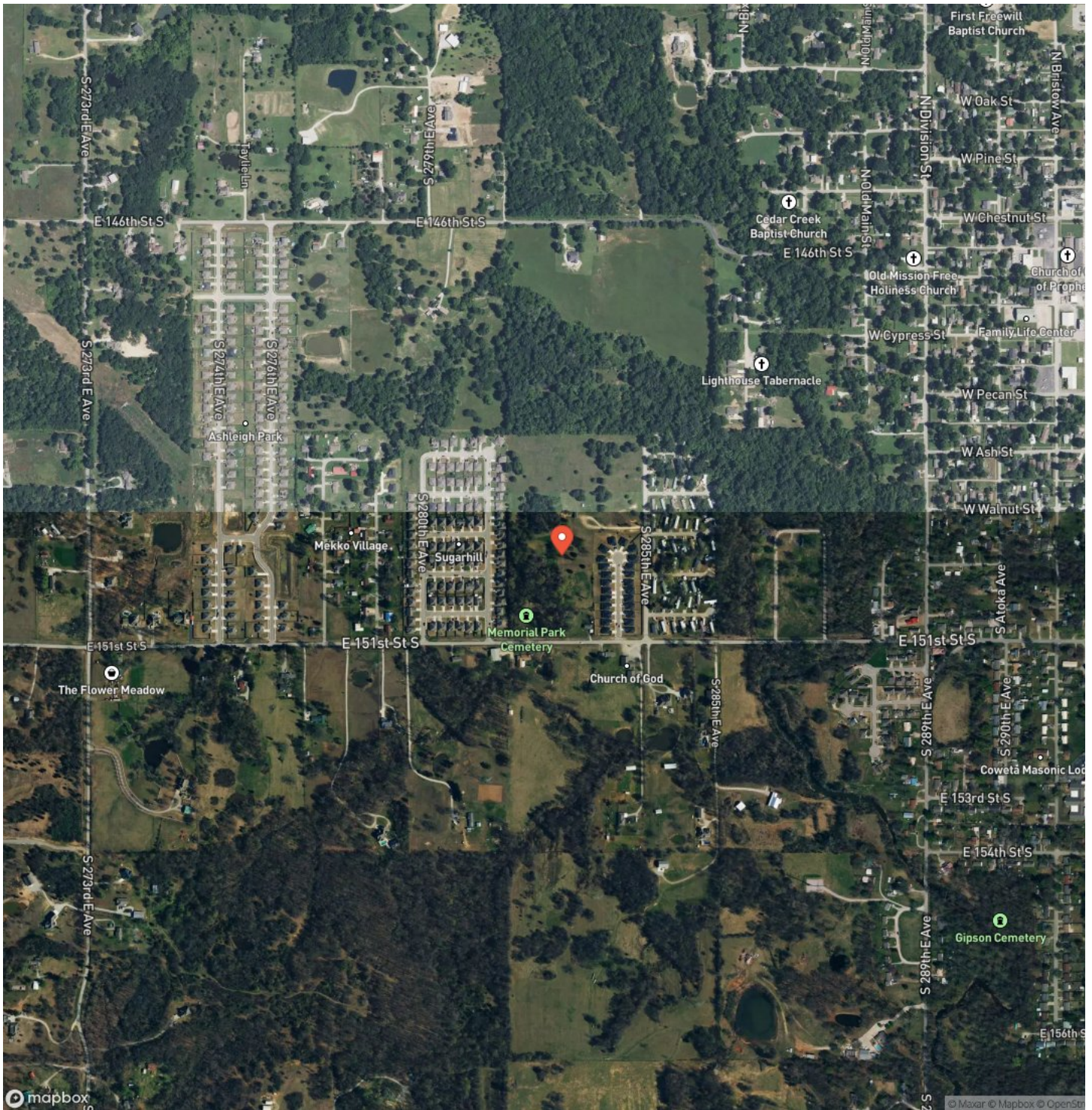
Locator Map



Locator Map



Satellite Map



Coweta City Limits Development Opportunity

Coweta, OK / Wagoner County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Horner

Mobile

(918) 859-0699

Email

steve.horner@arrowheadlandcompany.com

Address

City / State / Zip

Grove, OK 74344

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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<https://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.

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