

Buildable Lot In Grove City Limits
3rd Street
Grove, OK 74344

\$60,000
5± Acres
Delaware County



Buildable Lot In Grove City Limits Grove, OK / Delaware County

SUMMARY

Address

3rd Street

City, State Zip

Grove, OK 74344

County

Delaware County

Type

Undeveloped Land, Recreational Land, Lot

Latitude / Longitude

36.598604 / -94.763507

Acreage

5

Price

\$60,000

Property Website

<https://arrowheadlandcompany.com/property/buildable-lot-in-grove-city-limits/delaware/oklahoma/95318/>



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PROPERTY DESCRIPTION

This exceptional Delaware County, +/- 5 acre tract located within the city limits of Grove, Oklahoma offers the rare opportunity to enjoy a country-like setting without sacrificing convenience. Situated just east of Cherokee Ln along 3rd st, the property boasts approximately +/- 470 ft of paved road frontage, providing excellent access and visibility. The land is fully fenced and features a prominent high point near the center of the property, offering excellent elevation and scenic views. Mature, established trees line the western and southern fencelines, creating a natural sound and sight buffer that delivers a surprisingly secluded feel—right in town. This property is a true blank canvas, ready for your vision. The county assessor lists the property as Urban Residential for tax purposes; however, the City of Grove is the governing authority for zoning, and the property is currently zoned C-3 General Commercial. Any residential use would need to be verified or approved by the City. Whether you're looking to build a private residence with room to breathe or explore the development potential for multiple homes, the layout, location, and city-limit setting make this a highly versatile investment. Enjoy the best of both worlds—peaceful space and quick access to town, shopping, dining, excellent schools, and medical services. Grand Lake is just minutes away, with Wolf Creek Marina approximately +/- 1.5 miles from the property, offering fishing, boating, and water recreation. Properties of this size, location, and flexibility rarely come available within Grove city limits. Don't miss this outstanding opportunity to live, build, and invest in one of Northeast Oklahoma's most desirable lake communities. This Buildable Lot Within Grove City Limits is conveniently located +/- 13 miles from Jay, Oklahoma, +/- 85 miles from the Tulsa International Airport, and only +/- 34 miles from the Kansas state line. 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) or 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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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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