

**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

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### SUMMARY

**Address**

14950 S 285th E Ave

**City, State Zip**

Coweta, OK 74429

**County**

Wagoner County

**Type**

Undeveloped Land, Single Family, Residential Property

**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/>



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### **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).

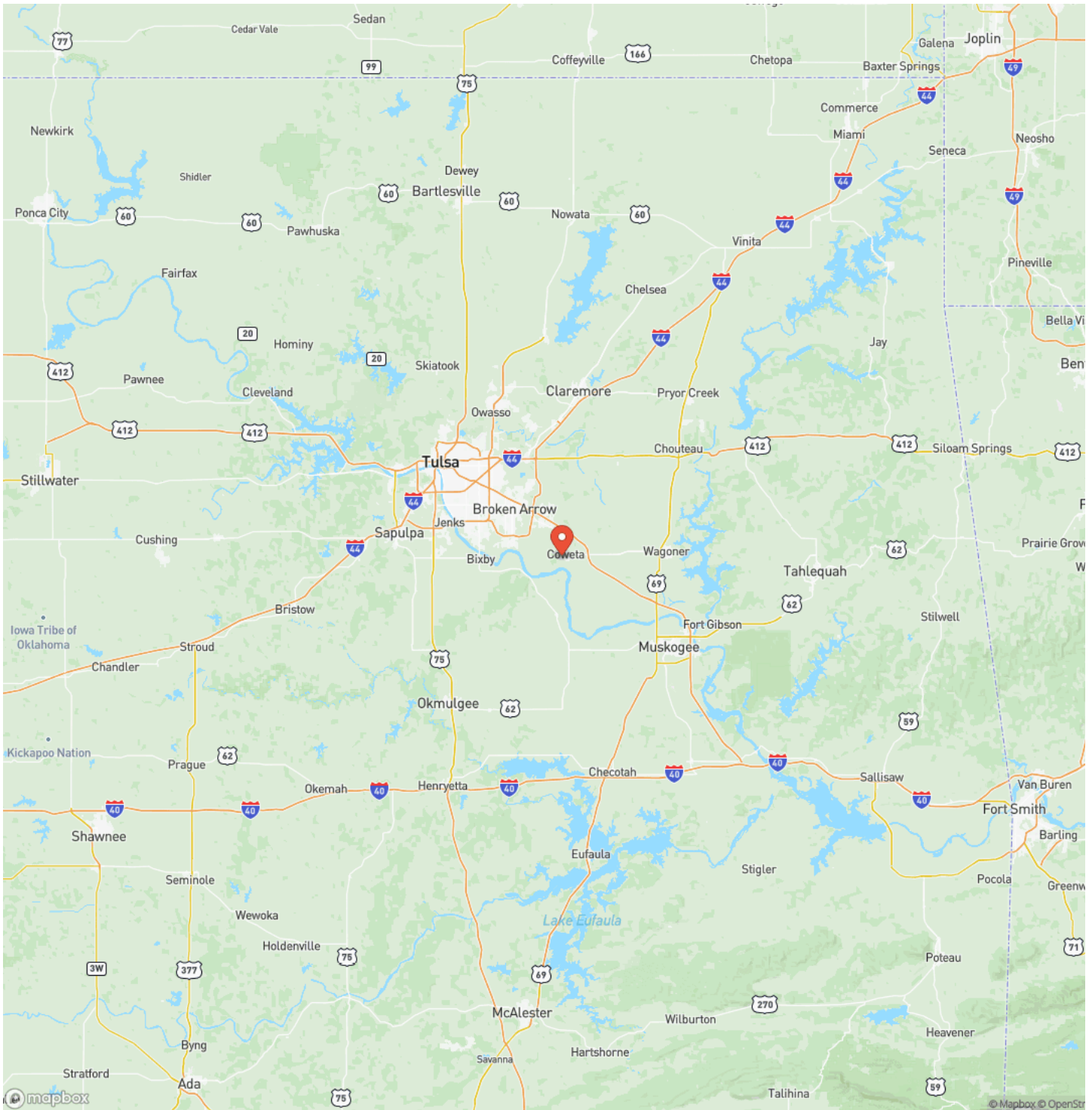
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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

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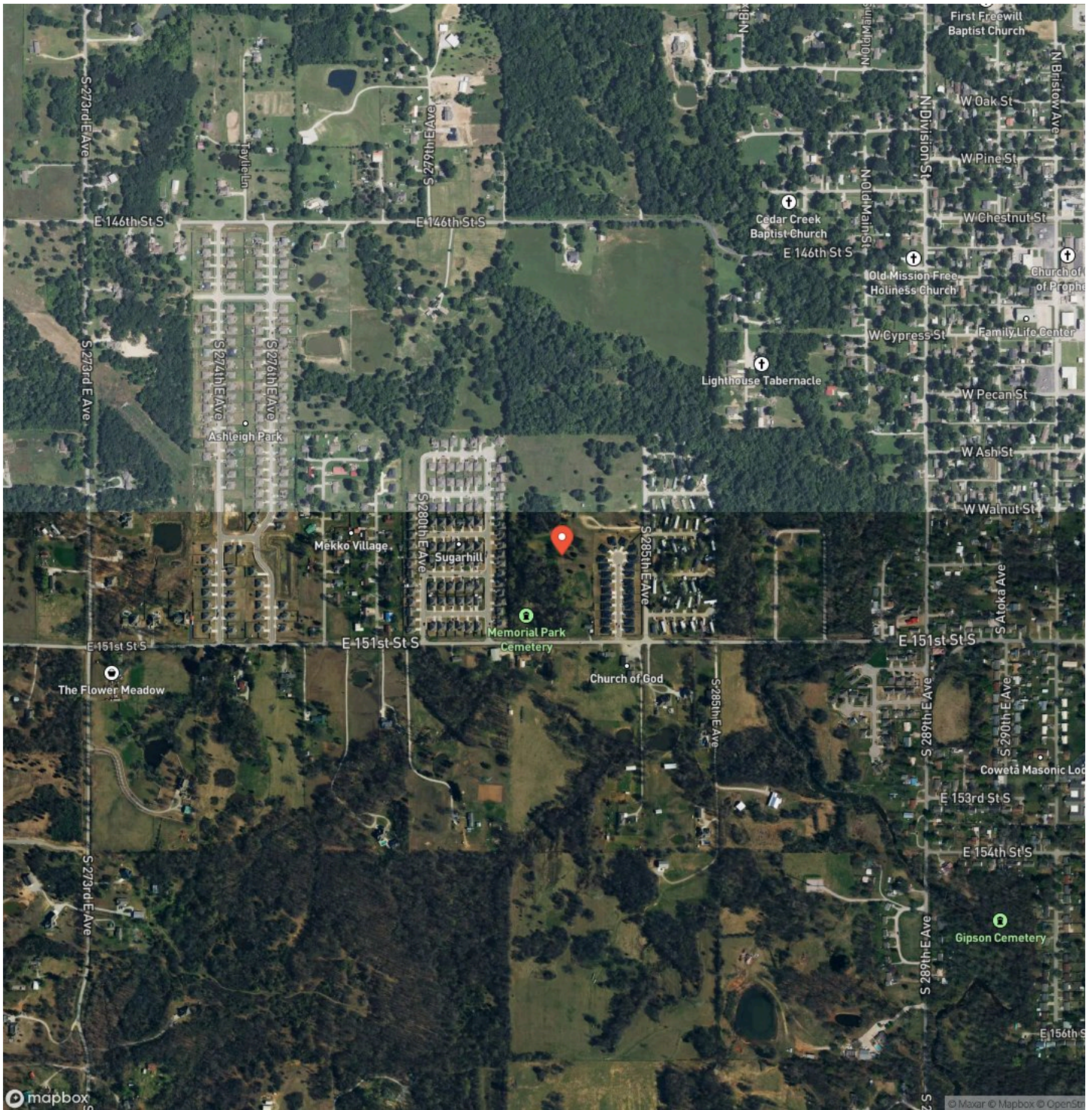




# Locator Map



# Satellite Map







## **DISCLAIMERS**

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