Lake Eufaula Residential-Commercial Opportunity
417886 E 1140 Rd
Eufaula, OK 74432

$450,000
3.2± Acres
McIntosh County

ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
417886 E 1140 Rd

City, State Zip
Eufaula, OK 74432

County
McIntosh County

Type
Commercial, Single Family, Recreational Land, Residential Property, Business Opportunity

Latitude / Longitude
35.361644 / -95.576041

Dwelling Square Feet
3,200

Bedrooms / Bathrooms
2 / 2

Acreage
3.2

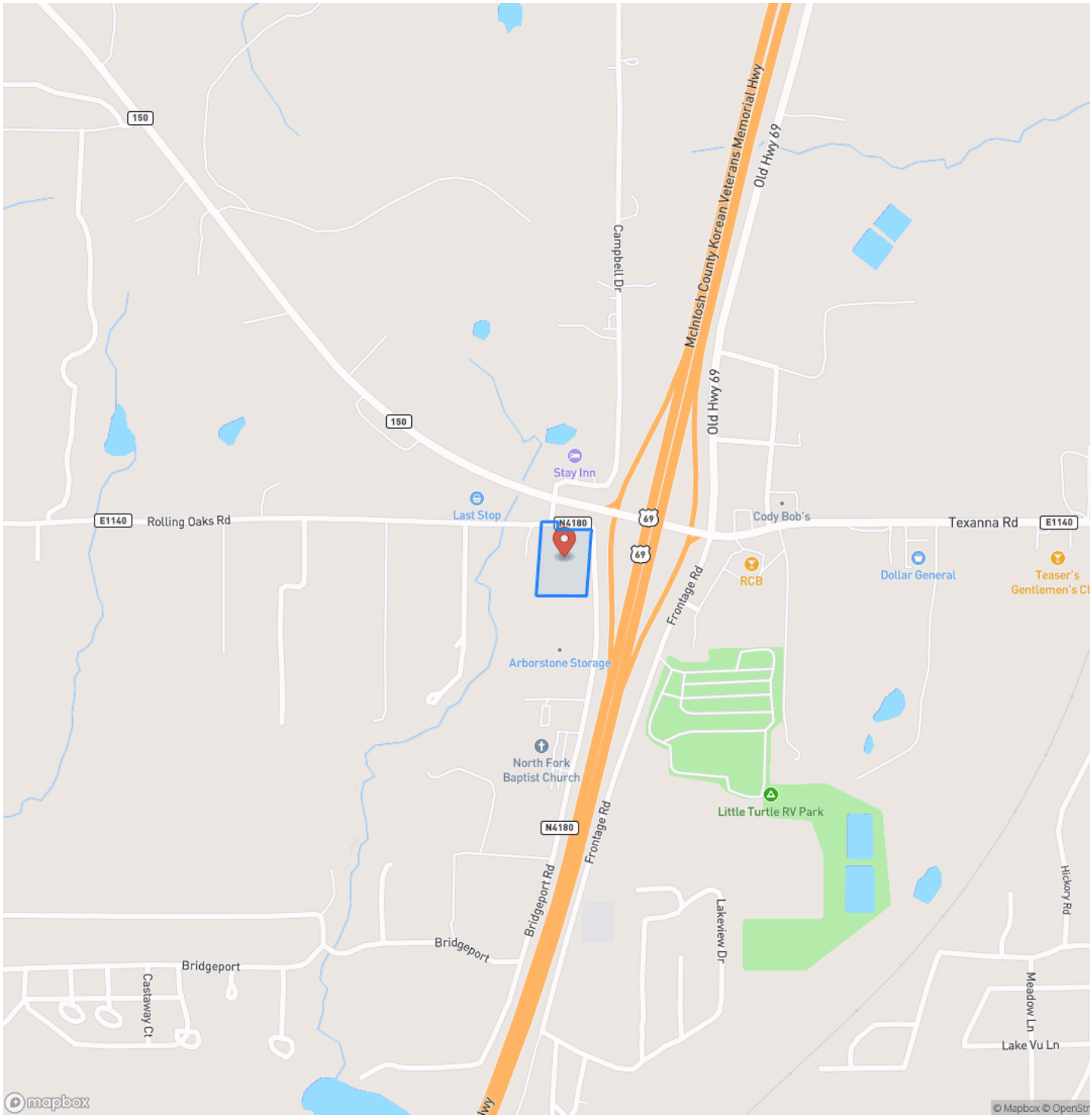
Price
$450,000

Property Website
https://arrowheadlandcompany.com/property/lake-eufaula-residential-commercial-opportunity-mcintosh-oklahoma/95868/

PROPERTY DESCRIPTION

Welcome to truly a versatile property offering space, flexibility, and an outstanding location near Lake Eufaula! With this property being in such close proximity to Highway 69, it stands out as a property that sits in a premier location of McIntosh County! Situated on approximately 3.14 ± acres, this property features a 3,200 ± sq ft building that functions beautifully as a large residence while also maintaining strong commercial-use capability. Inside, the structure is laid out as a spacious 2-bedroom, 2-bath home with a large open-concept living room and kitchen area. The kitchen includes a large island, pantry room, and abundant storage, while 3/4 inch oak hardwood flooring runs throughout the interior. There is a nice, gas fireplace in the living room along with beautiful shelving for decorating making the living area aesthetically pleasing and cozy! In addition to the main living area, there is a master bedroom that could easily be converted into additional bedrooms, a game room, office space, or flexible-use area-making the layout adaptable to a variety of needs. Attached to the building is a three-car garage with three roll-up doors, providing ample room for vehicles, boats, ATVs, or equipment. Between the home and garage that also feature a metal roof, sits a 20x40 covered patio. The property includes fenced front and back yards, offering secure areas for pets or children, along with a circle drive at the entrance and a separate driveway leading directly to the garage for easy access. Previously used for commercial purposes, the property retains features that support continued commercial use, including three commercial-grade HVAC units and large open interior spaces-making it well-suited for business operations. The remaining acreage offers room to expand, add structures, or further customize the property to fit your vision. Its location just off Highway 69, adjacent to the well-known Last Stop convenience store, provides excellent visibility and access. Also, there is service road access. There is a water well on the property. Whether used as a primary residence, commercial space, or a weekend lake property with room to store boats and recreational gear, this property checks a wide range of boxes. Conveniently located just minutes from Lake Eufaula, 7 ± minutes from downtown Eufaula, 1 hour and 4 ± minutes from Fort Smith, Arkansas, and approximately 1 hour and 15 ± minutes from Tulsa, this property offers both accessibility and opportunity. Whether you're looking for a spacious home, a commercial-ready property, or a flexible lake-area investment, this unique offering delivers the layout, location, and versatility to bring your plans to life. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Ruben Daniels at (580) 747-3407 . 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.

Locator Map


150
150
E1140
Rolling Oaks Rd
Campbell Dr
McIntosh County Korean Veterans Memorial Hwy
Old Hwy 69
Old Hwy 69
Stay Inn
Last Stop
N4180
69
69
Cody Bob's
Texanna Rd
E1140
RCB
Dollar General
Teaser's
Gentlemen's Cl
Frontage Rd
Arborstone Storage
North Fork
Baptist Church
Little Turtle RV Park
N4180
Frontage Rd
Bridgeport Rd
Bridgeport
Bridgeport
Lakeview Dr
Hickory Rd
Castaway Ct
Meadow Ln
Lake Vu Ln
mapbox
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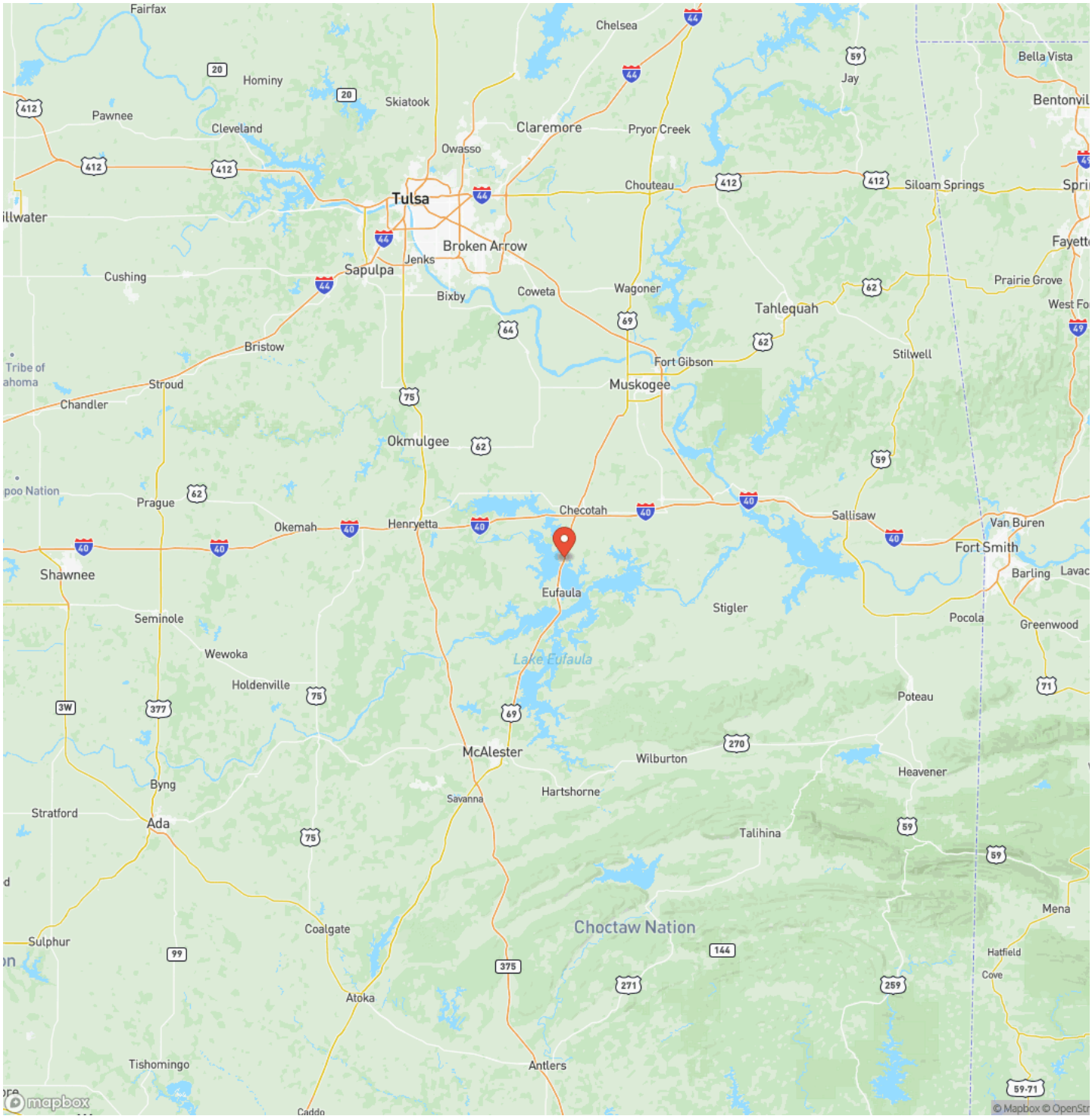
Locator Map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Jenks
Sapulpa
Cushing
Bixby
Coweta
Wagoner
Tahlequah
Prairie Grove
Bristow
Fort Gibson
Stilwell
Muskogee
Stroud
Chandler
Okmulgee
Prague
Checotah
Sallisaw
Van Buren
Okemah
Henryetta
Fort Smith
Shawnee
Eufaula
Barling
Stigler
Seminole
Pocola
Greenwood
Wewoka
Lake Eufaula
Holdenville
Poteau
McAlester
Wilburton
Heavener
Byng
Savanna
Hartshorne
Stratford
Ada
Talihina
Mena
Coalgate
Choctaw Nation
Sulphur
Hatfield
Cove
Atoka
Tishomingo
Antlers
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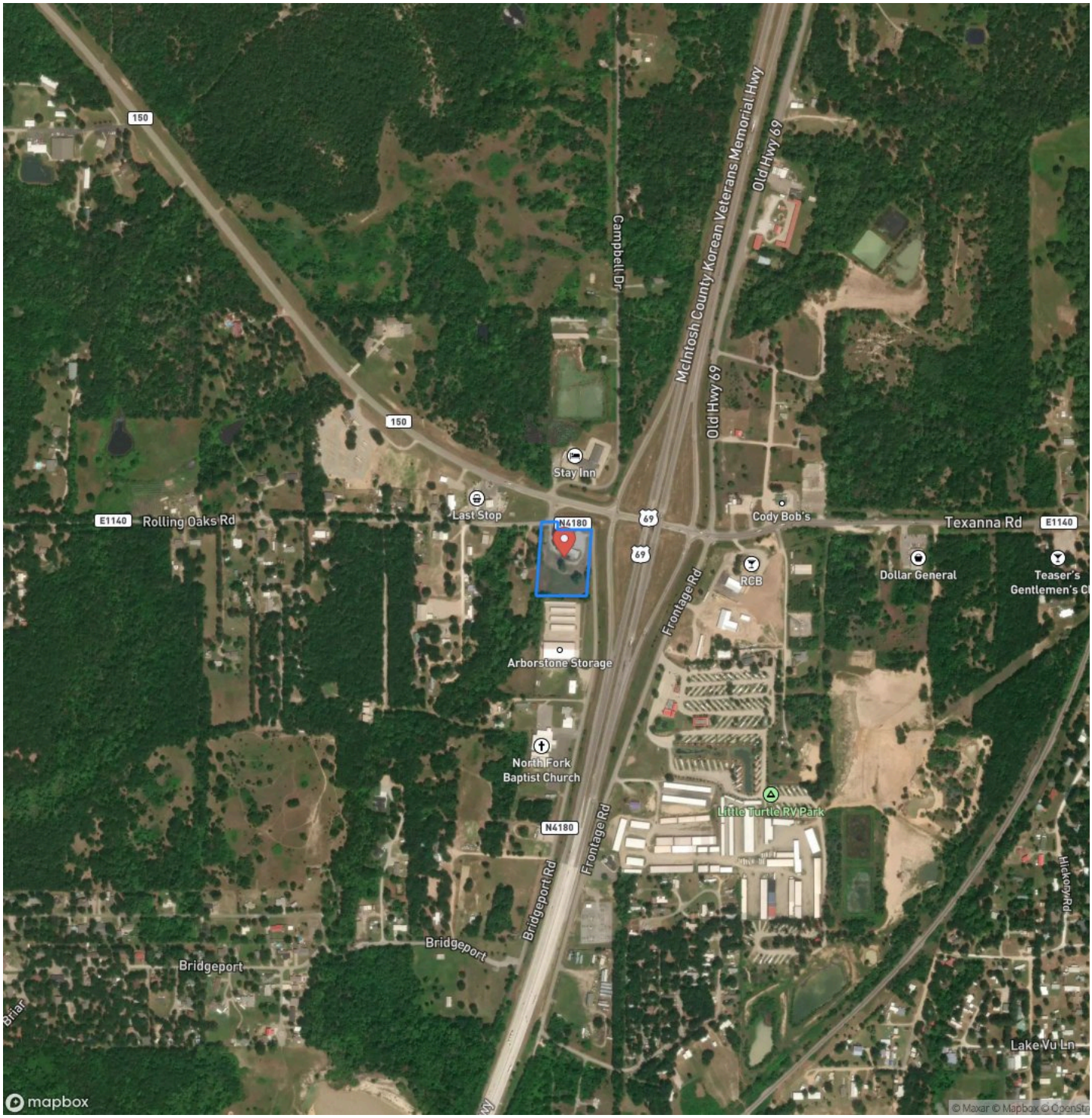
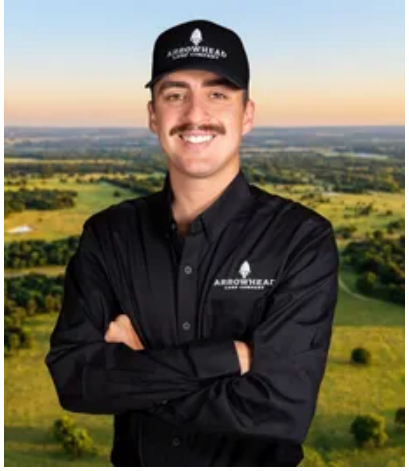
Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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