

**1.52 acres with Shop Hinton Oklahoma**  
319 W Airport Rd.  
Hinton, OK 73047

**\$255,000**  
1.520± Acres  
Caddo County



**1.52 acres with Shop Hinton Oklahoma**  
**Hinton, OK / Caddo County**

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**SUMMARY**

**Address**

319 W Airport Rd.

**City, State Zip**

Hinton, OK 73047

**County**

Caddo County

**Type**

Commercial, Business Opportunity, Lot

**Latitude / Longitude**

35.5069 / -98.3534

**Acreage**

1.520

**Price**

\$255,000

**Property Website**

<https://greatplainslandcompany.com/detail/1-52-acres-with-shop-hinton-oklahoma-caddo-oklahoma/80876/>



## 1.52 acres with Shop Hinton Oklahoma Hinton, OK / Caddo County

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### **PROPERTY DESCRIPTION**

Welcome to this amazing property in Hinton, Oklahoma! This place sits on 1.53 acres of land, giving you lots of space to use however you want. You can store equipment, park trucks, work on big projects, or even build something new. There's plenty of room to grow! One of the best parts of this property is the large, strong shop building that was built in 2010. The shop is 3,320 square feet in size, which means you'll have a ton of space for all kinds of work. Inside the shop, there's also a 180 square foot office and a restroom, so you can stay comfortable while you work. No need to leave the building to take a break or get your paperwork done.

The shop is built to handle big jobs. It's insulated and has propane heat, so you can stay warm during the cold winter months. Whether you work with tools, trucks, or heavy equipment, this shop is made to support your needs. The whole property is surrounded by a chain-link fence. This adds an extra layer of safety and helps protect your equipment. It also gives you some privacy while you work or relax.

One of the top reasons people will love this property is the location. It's just 1.7 miles from Interstate 40 and close to Highway 283. This makes it really easy to get on the road and travel to nearby towns or cities. You can get to the Oklahoma City metro area in just 38 miles or head to Elk City, which is only 64 miles away. This location is perfect if you run a small business or need to move equipment often. It's also great for meeting clients or getting supplies without driving too far.

If you're looking for land, a top-quality shop, and a great location, this property has it all. It's ready for you to use and make it your own. Come see it for yourself and picture everything you can do here!

To schedule a showing, contact Trey Pearcy with Great Plains Land Company at [\(405\) 545-0985](tel:4055450985).

1.7 miles from Interstate 40

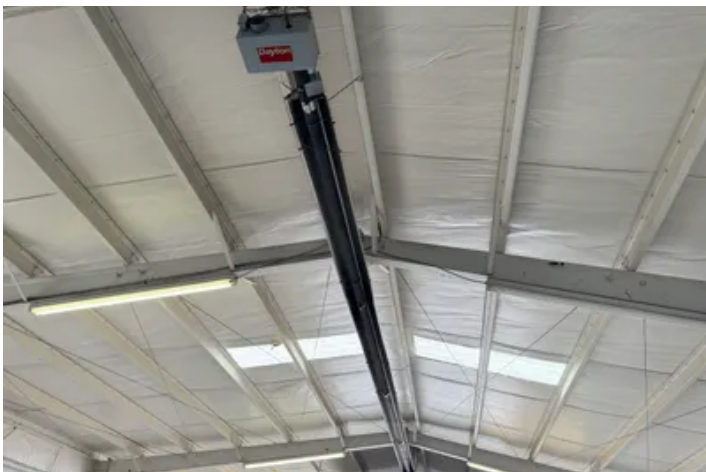
38 miles from the Oklahoma City Metropolitan Area

64 miles from Elk City, Ok

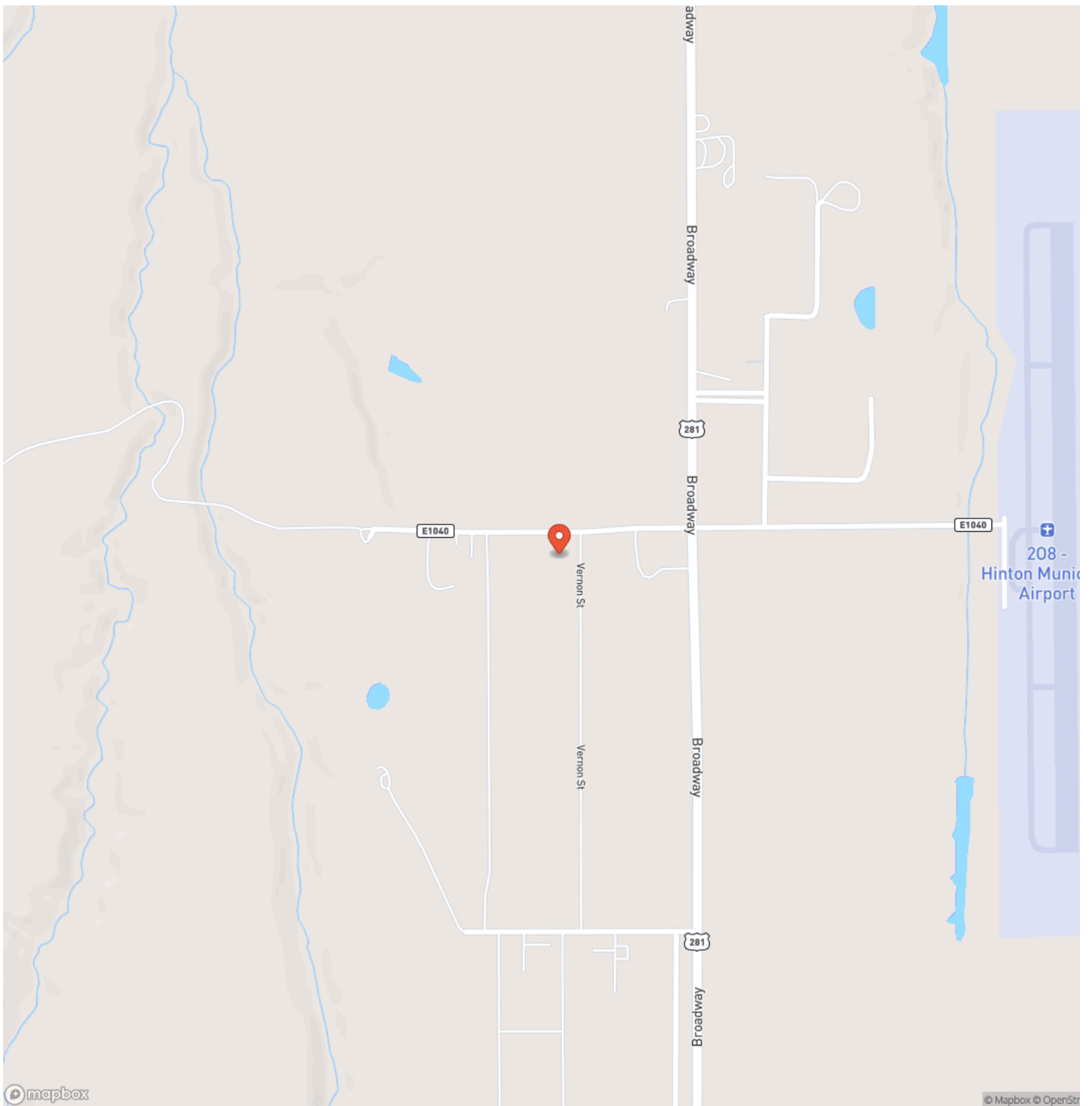
*When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.*



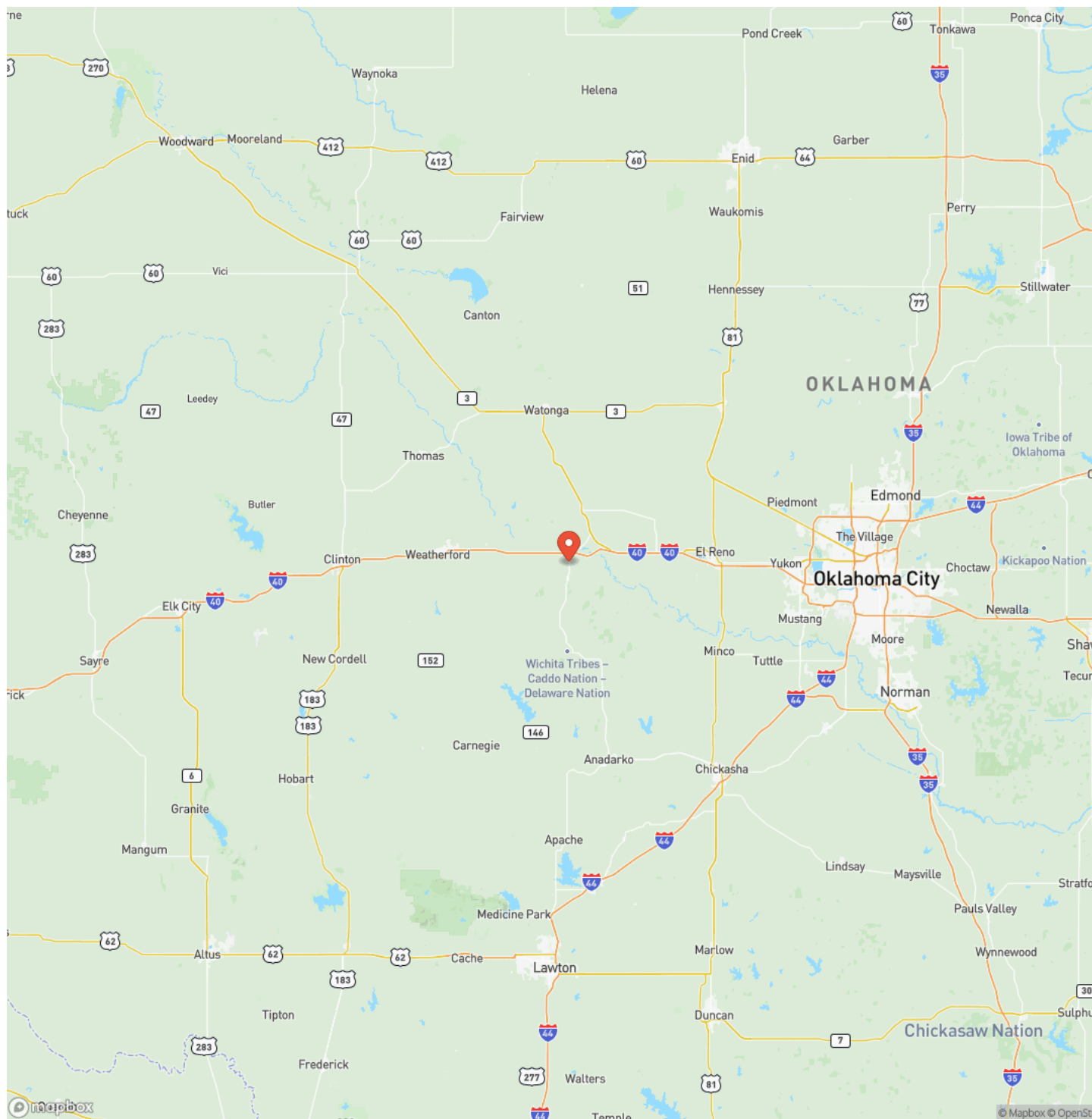
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## Locator Map



## Locator Map





## Satellite Map



**1.52 acres with Shop Hinton Oklahoma**  
**Hinton, OK / Caddo County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Trey Percy

## Mobile

(405) 545-0985

## Email

trey@greatplains.land

**Address**

200 S. Broadway Ave.

## City / State / Zip

## NOTES

[illegible]



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**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **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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**Great Plains Land Company**  
501 N. Walker St.  
Oklahoma City, OK 73102  
(405) 255-0051  
[greatplainslandcompany.com](http://greatplainslandcompany.com)

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