

COMMERCIAL

EXPLORE THE POSSIBILITIES

PRESENTED BY: TEXOMA TERRY



WHAT FEATURES MAKES THIS THE BEST IDEA YET?

LOCATION LOCATION LOCATION
According to anyone who knows
anything about Real Estate.

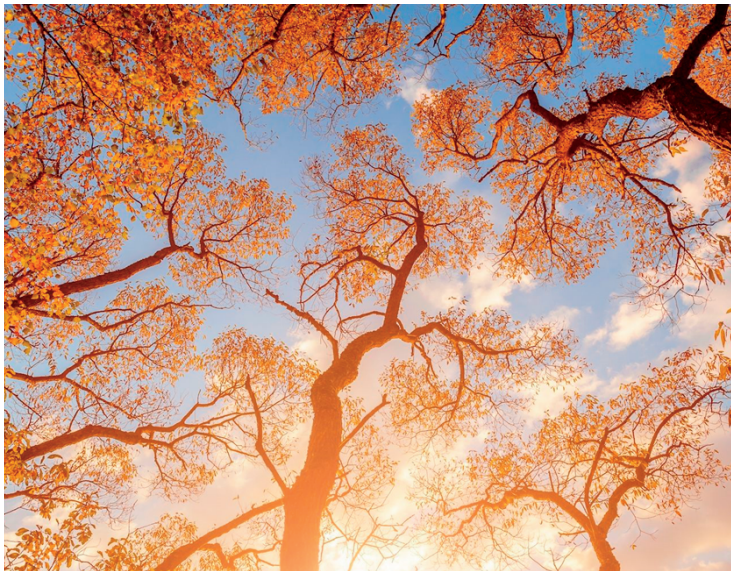
This prime location is Exit 51
Northbound US Interstate 35,
3382 feet of road frontage, a
stones throw from Turner Falls
THIS IS YOUR NEXT AMAZING
place to BUILD A SUPERSTAR
Business! Current High Traffic
Multi-Modal System with great
potential for delivering major
advantages that is a part of the
long-term transportation system
plan for the City State and Intra-
state markets. Disclaimer: Buyer
to perform due diligence as far
as the feasibility of usage and
zoning needs according to their
preferences.



UP TO 60.00 ACRES
MLS ID: 2231950 | \$2,000,000

Interstate 35 Exit 51 Seller is open to subdividing
this 60 acre tract on the corner of I-35 & U.S.
Highway 77. This is a prime and exotic commercial
business opportunity that is dwindling to a rare and
almost nonexistent opportunity between Dallas and
Oklahoma City. Definitely don't let this pass you by...
No Rollback Taxes if purchased in 2022. If you want
to make your mark in a tourist attracting area close
to downhome country cooking and back-porch
loving family fun; Then think and dream BIG. Join
the local conversation about what benefits your
ideas may bring and the sky is the limit. 30-35,000
cars travel on an average day past this majestic
location. Possible annex for city UTILITIES FOR
COMMERCIAL ONLY Value is in the LOCATION, not
the improvements.





TRAVEL LENS RECENTLY FEATURED A RECAPTURE OF 20 BEST THINGS TO DO IN THIS TOURIST AREA:

"Davis, Oklahoma, prides itself as a top-notch destination for people who want to experience authentic small-town life.

The friendly community welcomes families and tourists, offering various attractions peppered with good old southern hospitality.

If you drive there, you'll also notice Davis' strategic location near three major U.S. cities: Tulsa, Oklahoma City, and Dallas, Texas.

Like many U.S. cities, Davis has a rich history, dating back to 1898."
TravelLens, October 2022

Nearby Favorite Attractions:

DeerCreekLodge&Cabins
ArbuckleFriedPies
ArbuckleParadiseCabins
CrossBarRanch
ArbuckleWilderness
SmokinJoeRibRanch&RVPark
HorseShoeSpringsCabins
ArbuckleMagazine
TravelOK.com



FEATURES AND BENEFITS

- Starting with Turner Falls being the top of twenty amazing things to do HERE!
- Southern Hospitality at it's best is found in the ARBUCKLE MOUNTAINS of Southern Oklahoma
- Home to the Chickasaw National Recreation Area
- 'Riparian Tract' of land bounded by the Washita River, a non navigable stream with fill dirt gradually added to it's bank and may be used as fill dirt from it's own property. Property line is in the center of the Washita River.
- Exit 51 off Interstate 35 with 30,000 to 35,000 vehicles on average passing this location per day
- Current utilities: Electricity, water and septic have been used for RV's weddings and Concerts.
- 25 full RV hookups
- WiFi
- 18 Bathrooms
- 20 Showers
- 1000 Amps of electric performance power at the stage

FOR SALE

TEXOMA
TERRY

DT REALTY
GROUP



Knowledgeable
Professional
Trustworthy
Responsive

TAKE ACTION NOW

580.217.8756

'It's hard, but we make it look easy'

www.TexomaTerry.com

Broker #202867

60.00 ACRES PRIME COMMERCIAL TOURIST AREA
MLS ID: 2231950 | \$2,000,000



TexomaTerry, LLC
301 W Main #327
Ardmore OK 73401

IT'S HARD, BUT WE MAKE IT LOOK EASY!



580.217.8756
TEXOMA-TERRY

MULTIPLE LISTING SERVICE

MLS™