

19675 WEST STATE HIGHWAY 66

ELK CITY, OK 73644



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Elk City area. This expansive property boasts a strategic location with direct access to State Highway 66, offering unparalleled visibility and connectivity for industrial operations. Spanning acres of prime land, this parcel presents a lucrative opportunity for land investors seeking to capitalize on the region's economic potential. With its proximity to major transportation routes and thriving local industries, this site is perfectly positioned for industrial development.

PROPERTY HIGHLIGHTS

- Strategically located with direct access to State Highway 66
- Acres of prime land for industrial development
- Unparalleled visibility for commercial operations
- Proximity to major transportation routes
- Ideal location for industrial investors
- Thriving local industries in the surrounding area
- Potential for significant economic growth
- Perfect site for industrial development
- Opportunity to capitalize on the region's economic potential

OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	11 Acres

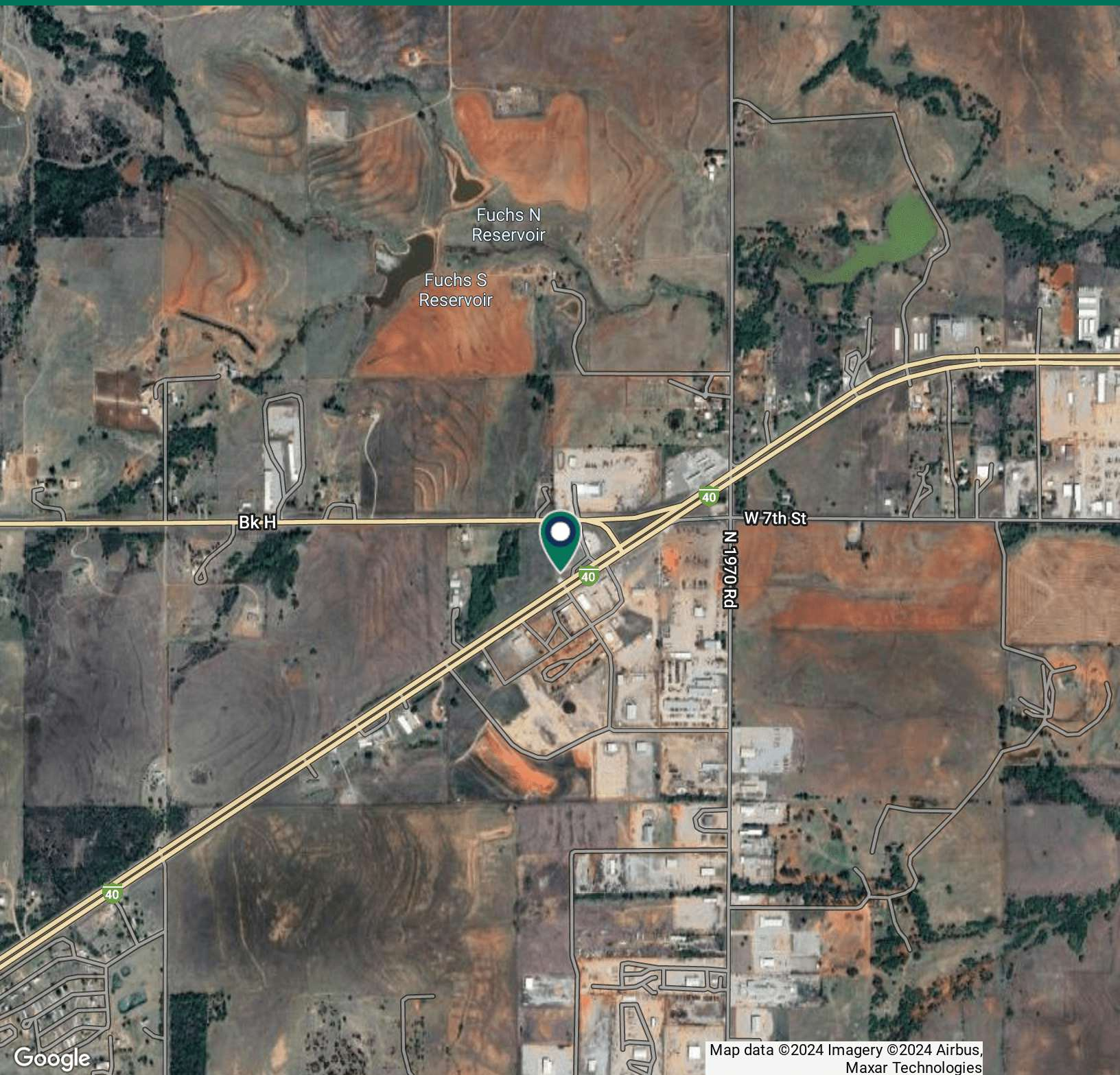
CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416

19675 WEST STATE HIGHWAY 66

ELK CITY, OK 73644



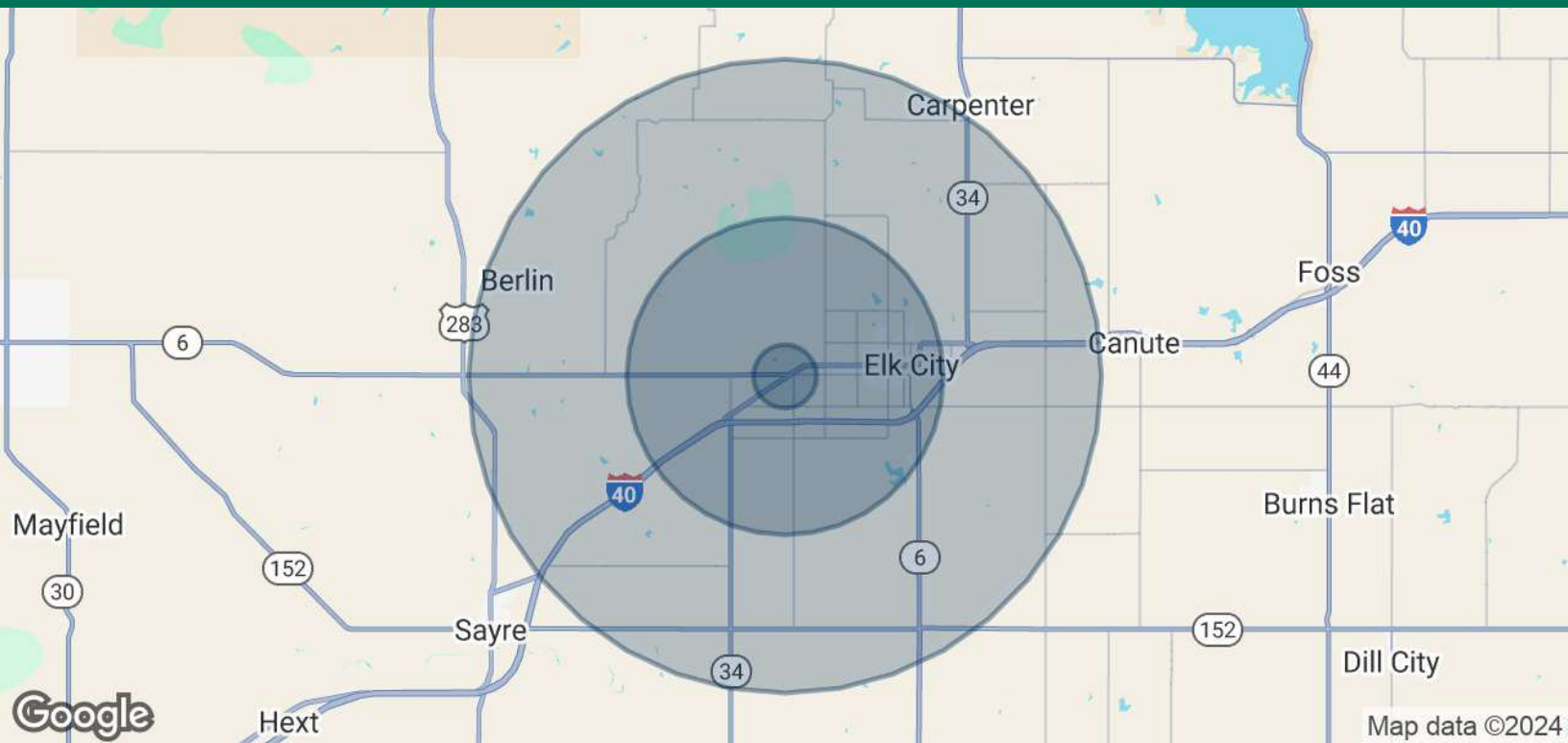
CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416

19675 WEST STATE HIGHWAY 66

ELK CITY, OK 73644



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	147	11,287	15,228
Average Age	41	38	38
Average Age (Male)	41	37	37
Average Age (Female)	41	39	39
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	56	4,417	5,841
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$107,120	\$77,861	\$79,697
Average House Value	\$283,593	\$237,494	\$237,069

Demographics data derived from AlphaMap

CORDELL C. BROWN, CCIM, CIPS

cbrown@priceedwards.com

O: 405.239.1222 C: 405.826.6416