



1920 US-59 - Industrial

Stilwell, OK 74960



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Property Summary

Total SF	44,333 SF
Covered Awning SF	7,000 SF
Warehouse SF	36,864 SF
Office SF	469 SF

Property Overview

Strategically positioned along US Highway 59 in Stilwell, Oklahoma, 1920 US-59 offers excellent visibility and accessibility in the primary commercial corridor serving Adair County. The property benefits from direct frontage on a major north-south highway connecting northeastern Oklahoma to northwest Arkansas, providing convenient access for regional distribution, retail, and service-oriented businesses. Located just minutes from downtown Stilwell and within driving distance of larger markets such as Tahlequah, Siloam Springs, and Fayetteville, the site offers a strong combination of highway exposure, accessibility, and regional connectivity.

Property Highlights

- Prime US Highway 59 Frontage & Visibility (5,400 VPD)
- Strategic Location Within Stilwell's Primary Commercial Corridor
- Regional Access to Tahlequah, Siloam Springs & Northwest Arkansas
- Ideal for Retail, Service, Distribution, or Owner-User Occupancy
- 3 Phase, 480v, 1,000-2,000 Amps of Power
- 9 Overhead Doors

Traffic Counts

Street	VPD
Hwy 59	5,400

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Office 1



Office 2



Office 3



Outdoor Covered Awning



Scalehouse

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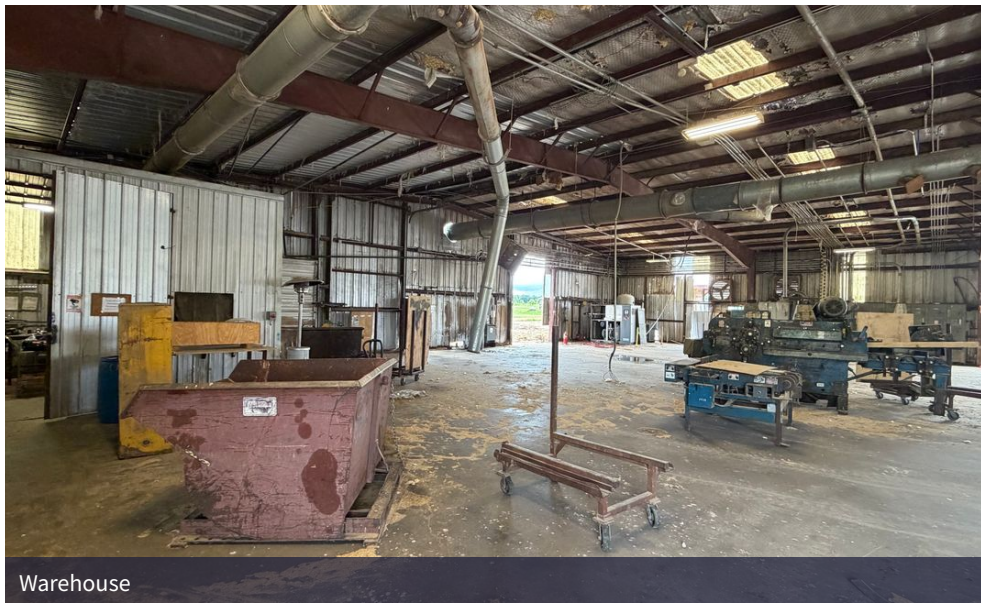
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Warehouse



Warehouse



Warehouse



Warehouse

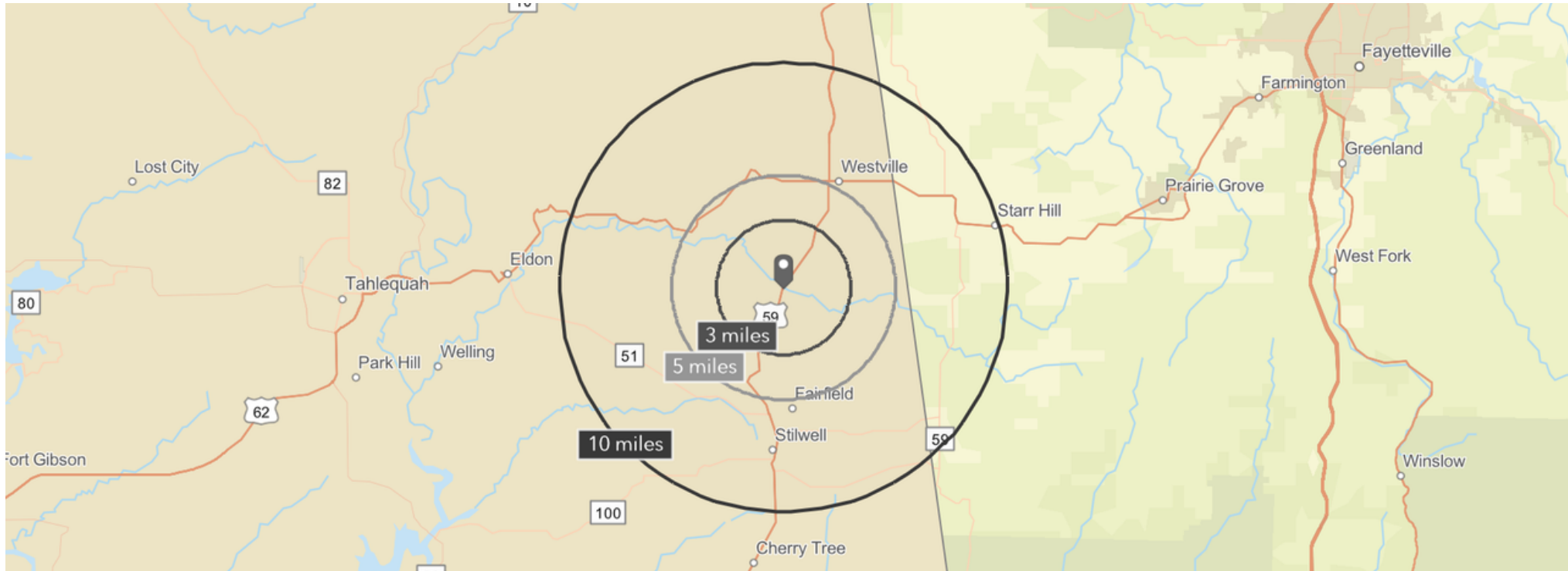
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2025 Demographics	3 Mile	5 Mile	10 Mile
Population	1,013	3,016	14,487
Households	378	1,101	5,370
Median Household Income	\$50,962	\$50,718	\$47,813
Average Household Income	\$58,759	\$58,963	\$59,586

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