



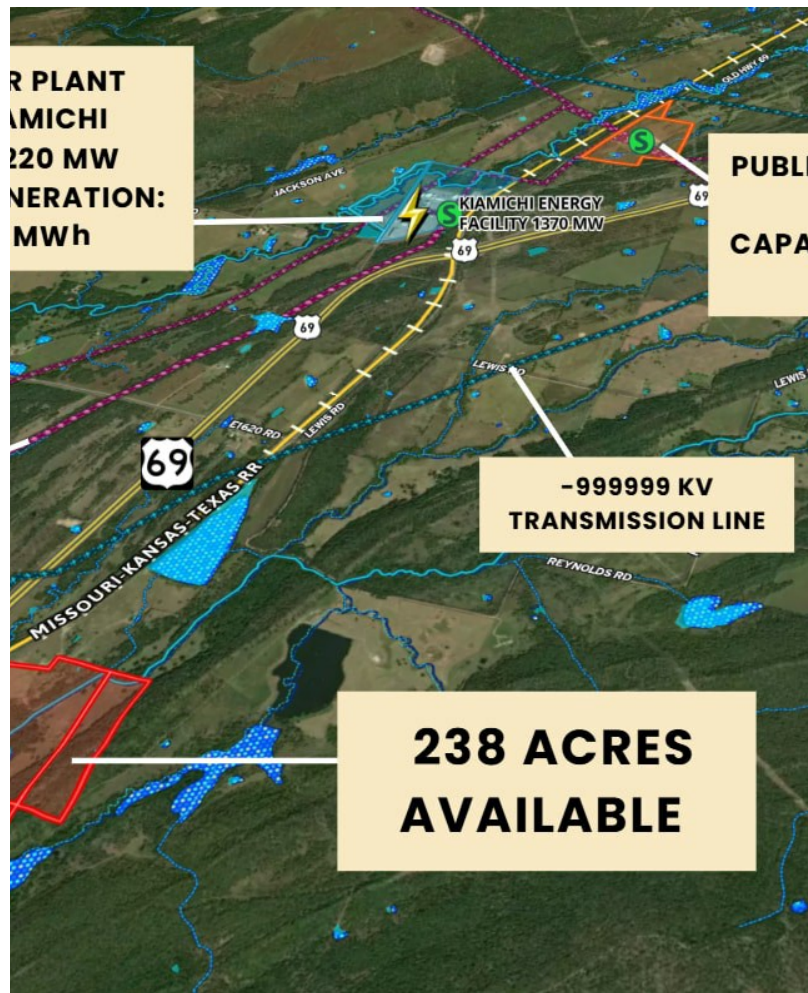
238 AC Wardville OK | Industrial Development Opportunity

2038 N Reynolds Lake Rd, Wardville, OK 74576



Shannon Wells

Artemis Commercial Group
3013 NW 160th St, Edmond, OK 73013
shannon@acgnnn.com
(405) 778-3355



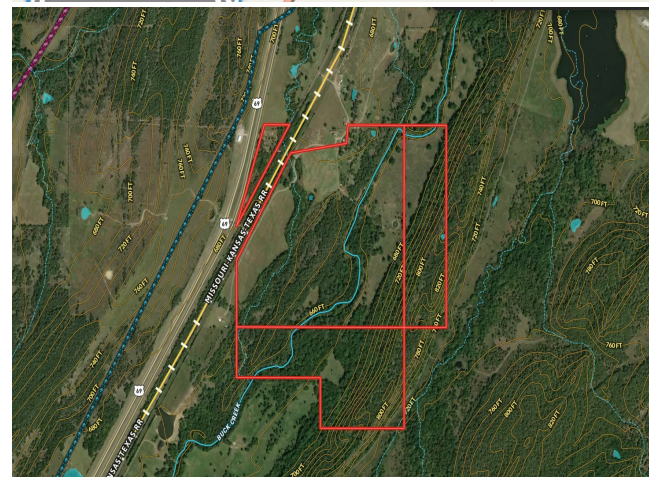
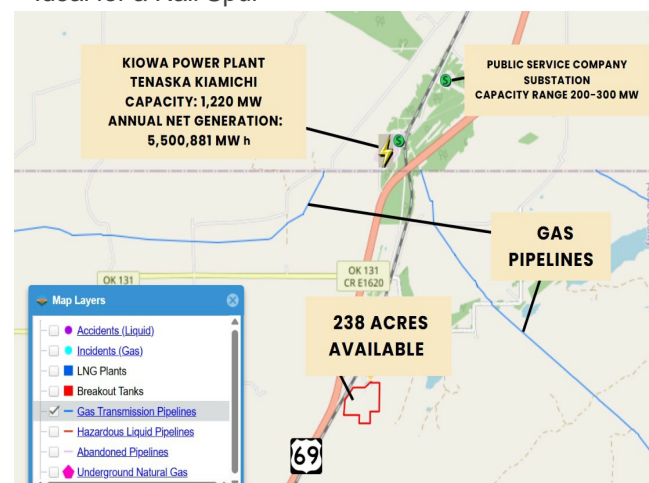
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Upon Request

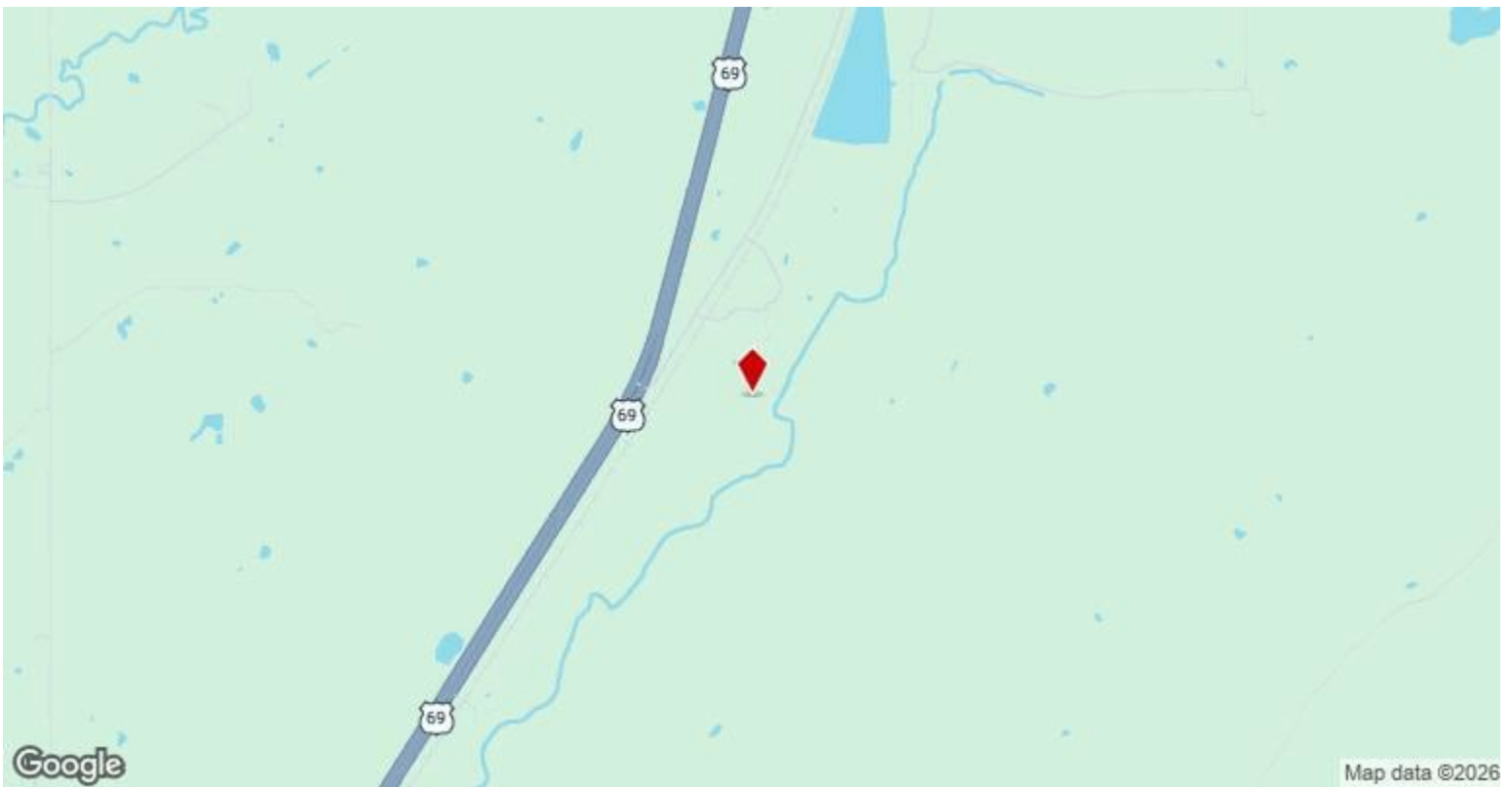
Property Description: Discover 238-acres of prime land in Atoka County, ideal for Industrial Development. This site is strategically located near the Kiowa Power Plant and the Public Service Company substation (dual substation), ensuring reliable and efficient energy access. Proximity to a 1,370-MW (approximate), capable of powering more than 1 million homes, natural gas-fueled, electric generating facility...

238 acres of undeveloped land, zoned RA (Rural Agricultural). Ideal for rezoning to Industrial. Open to Offers. Power Accessibility: Proximity to two major power facilities guarantees a stable energy supply, essential for data center reliability. Dual Substations nearby. A -999999 KV Transmission Line runs close to the NW corner. Greater Water Source: Lake Eufaula, providing a reliable water source for cooling and operational...

- Proximity to Power Plant and Dual Substations
- Proximity to Gas Pipelines
- Ideal for a Rail Spur



Price:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	238.00 AC
No. Lots:	1
Zoning Description:	RA
APN / Parcel ID:	0000-16-02N-13E-1-001-00



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Key Features - Size & Zoning: 238 acres of undeveloped land, zoned RA (Rural Agricultural). **Power Accessibility:** Proximity to two major power facilities guarantees a stable energy supply, essential for data center reliability. **Dual Substations.** A -999999 KV Transmission Line runs close to the NW corner. **Greater Water Source:** Lake Eufaula, providing a reliable water source for cooling and operational needs. **Fiber Optics Nearby.** **Scalability:** Ample space for future expansion to accommodate growing operational demands. Utilities available. Gas pipelines nearby.

Industries in Pittsburg/Atoka Counties:

Defense & Aerospace: McAlester Army Ammunition Plant, Choctaw Defense Manufacturing Group, National Guard Base.

Existing Resources: STEP Energy Services, Tenaska Kiamichi Generating Station, and Dual Substations.

Logistics & Distribution: Inland Port of Muskogee, 77 miles to OK-TX border (Denison, TX), 49 miles to I-40.

Workforce: Contributes to major players like Raytheon, General Dynamics, Textron, and Boeing, alongside smaller industries focusing on agribusiness and construction.

This site is an exceptional opportunity for investors and developers in the industrial market. For pricing and more information, please contact Broker for information. Office: (405) 778 - 3355, Direct: (580) 583 - 3517.

Property Photos

