

**17052 NE North Dr.  
Fletcher, OK 73541**

**INDUSTRIAL AND RESIDENTIAL  
PROPERTY FOR SALE**



## OFFERING SUMMARY

**Sale Price:** \$675,000

**Land Size:** 22.69 Acres

**Building Size:** Residential building-  
±1,942 SF  
Warehouse-  
±6,140 SF

**Price / SF:** \$83.52

## PROPERTY OVERVIEW

±1,942 SF single-family residence, ±6,140 SF industrial warehouse, and ±22.69 fully fenced acres for sale in Fletcher. Originally designed for cannabis cultivation, this mixed-use property offers a turnkey combination of residential living, industrial infrastructure, and expansive acreage. The warehouse is equipped with approximately 1,000 KVA of 3-phase power via a pad-mounted transformer, along with eight (8) 5-ton HVAC units and one (1) 2.5-ton HVAC unit to support high-demand operations and climate-controlled environments. Both the residence and warehouse are serviced by well water.

## PROPERTY HIGHLIGHTS

- Minutes to I-44
- Centrally located, 7 minute drive from Elgin, 22 minute drive from Lawton, and 28 minute drive to Chickasha, Oklahoma.

## MELISSA BUSSE

580.353.6100  
mbusse@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

**17052 NE North Dr.  
Fletcher, OK 73541**

INDUSTRIAL AND RESIDENTIAL  
PROPERTY FOR SALE

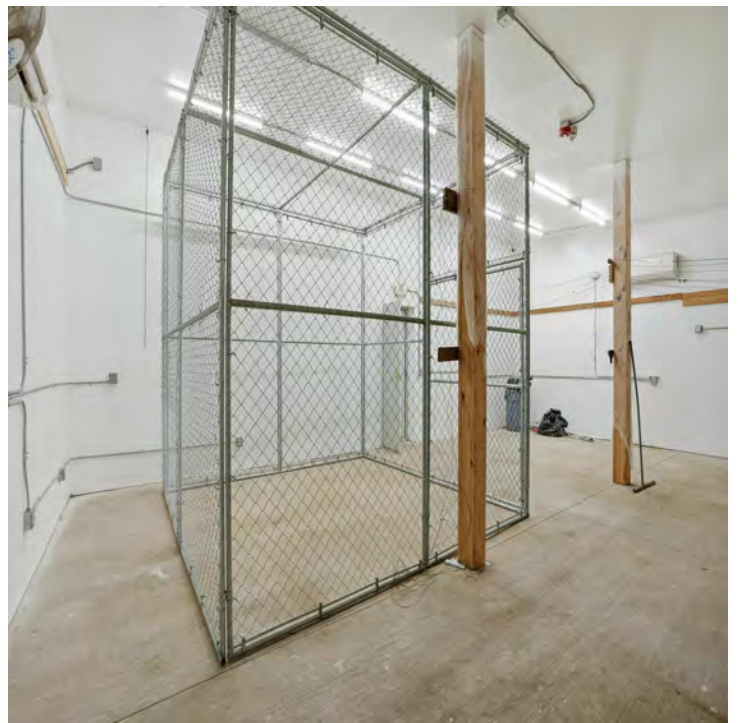


**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com

**17052 NE North Dr.  
Fletcher, OK 73541**

INDUSTRIAL AND RESIDENTIAL  
PROPERTY FOR SALE

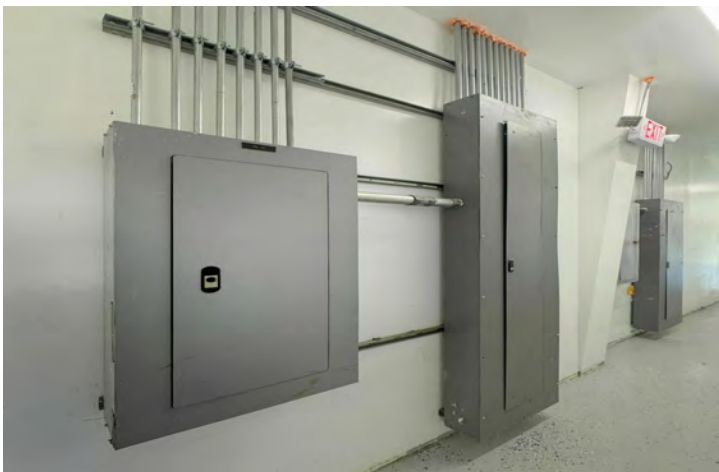
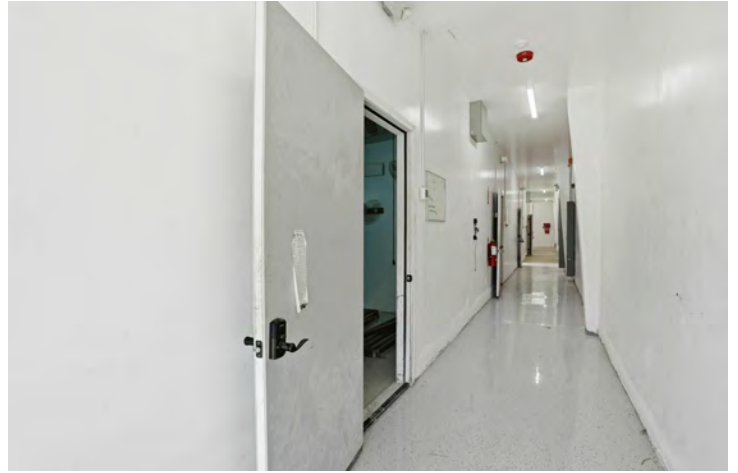


**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com

**17052 NE North Dr.  
Fletcher, OK 73541**

INDUSTRIAL AND RESIDENTIAL  
PROPERTY FOR SALE



**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com

**17052 NE North Dr.  
Fletcher, OK 73541**

**INDUSTRIAL AND  
RESIDENTIAL  
PROPERTY FOR SALE**



**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com

**17052 NE North Dr.  
Fletcher, OK 73541**

**INDUSTRIAL AND RESIDENTIAL  
PROPERTY FOR SALE**

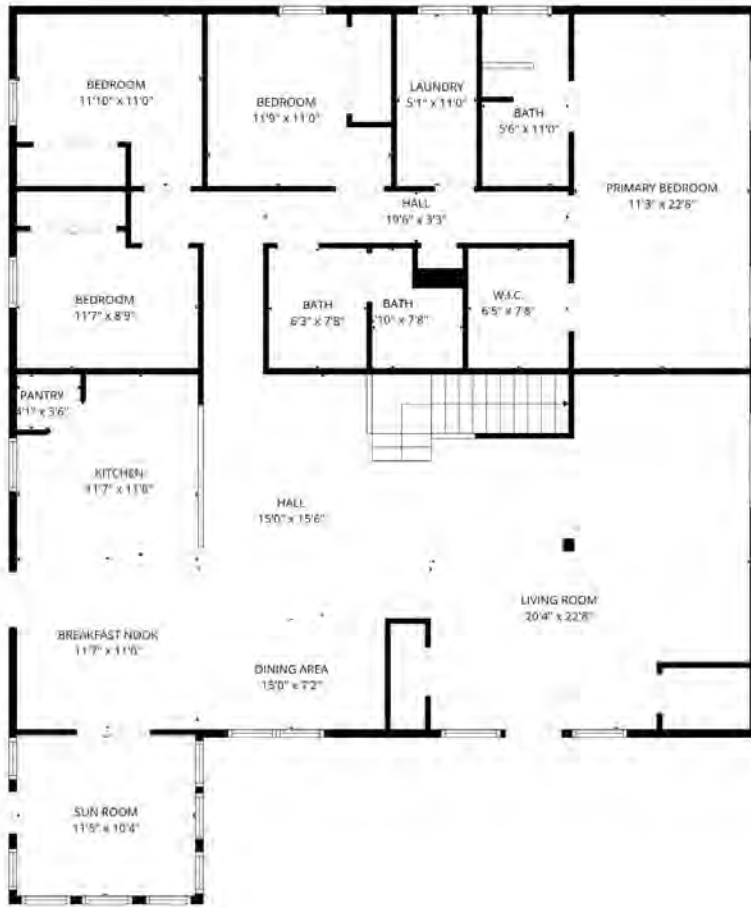


**MELISSA BUSSE**

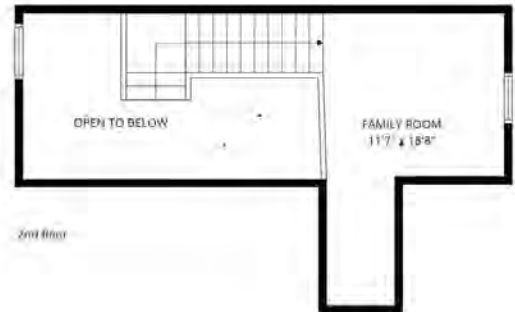
580.353.6100  
mbusse@insightbrokers.com

# 17052 NE North Dr. Fletcher, OK 73541

INDUSTRIAL AND  
RESIDENTIAL  
PROPERTY FOR SALE



## OFFICE / RESIDENCE 17052 NE NORTH DR - FLETCHER



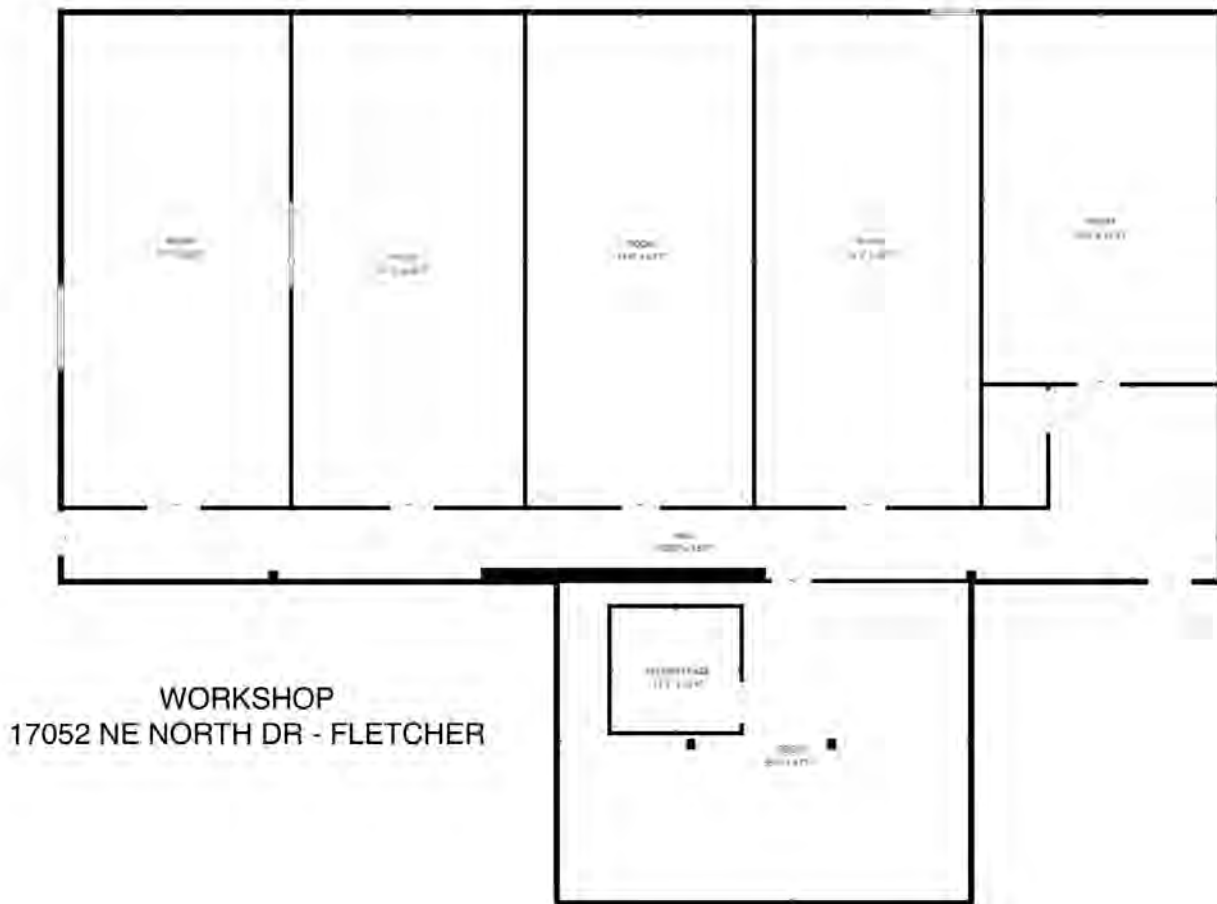
**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com



**17052 NE North Dr.  
Fletcher, OK 73541**

INDUSTRIAL AND RESIDENTIAL  
PROPERTY FOR SALE



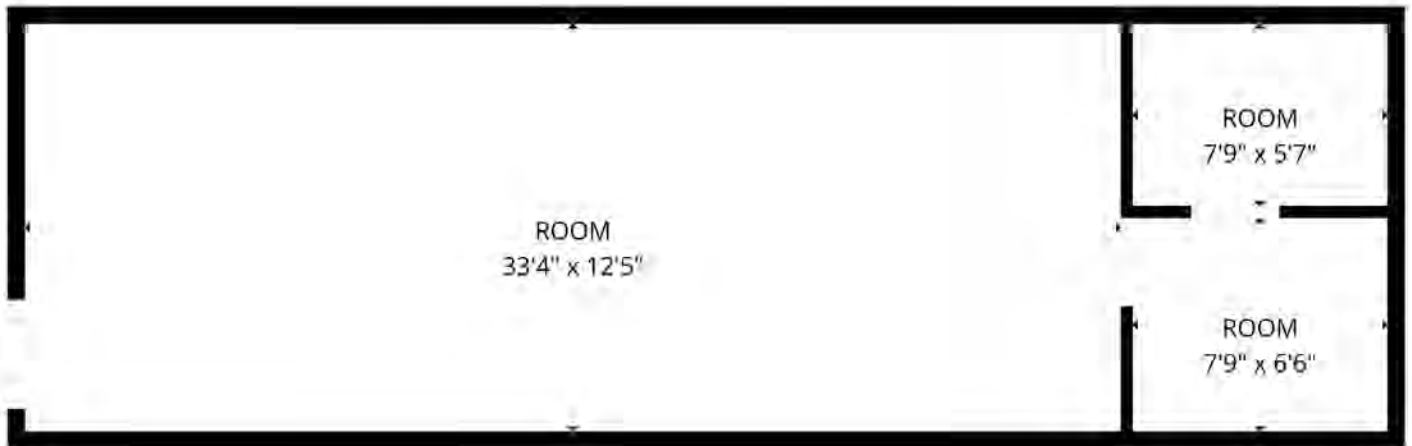
**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com

**17052 NE North Dr.  
Fletcher, OK 73541**

INDUSTRIAL AND RESIDENTIAL  
PROPERTY FOR SALE

PORTABLE BLDG  
17052 NE NORTH DR - FLETCHER

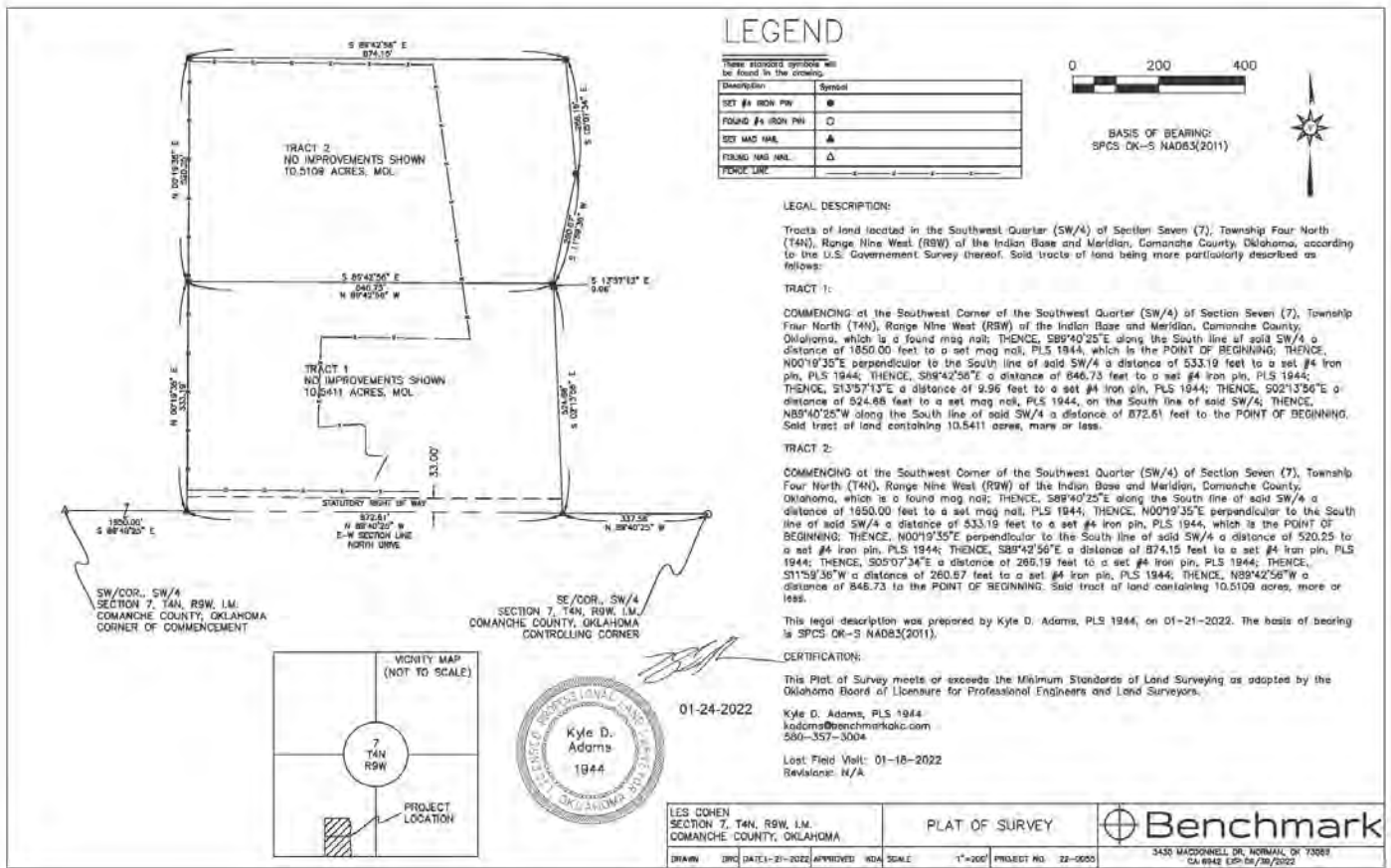


**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com

17052 NE North Dr.  
Fletcher, OK 73541

INDUSTRIAL AND RESIDENTIAL  
PROPERTY FOR SALE



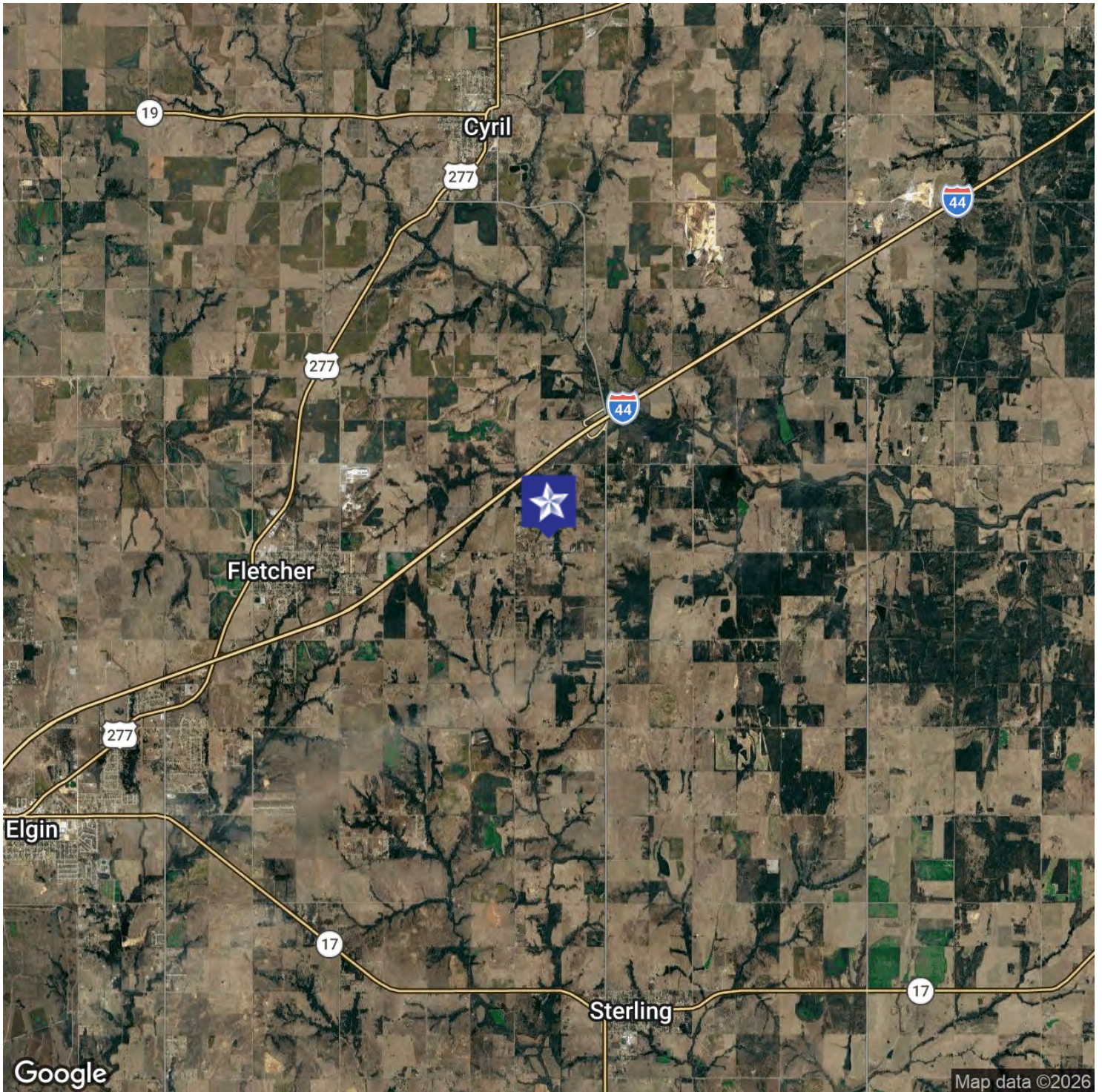
MELISSA BUSSE

580.353.6100  
mbusse@insightbrokers.com



**17052 NE North Dr.  
Fletcher, OK 73541**

INDUSTRIAL AND RESIDENTIAL  
PROPERTY FOR SALE



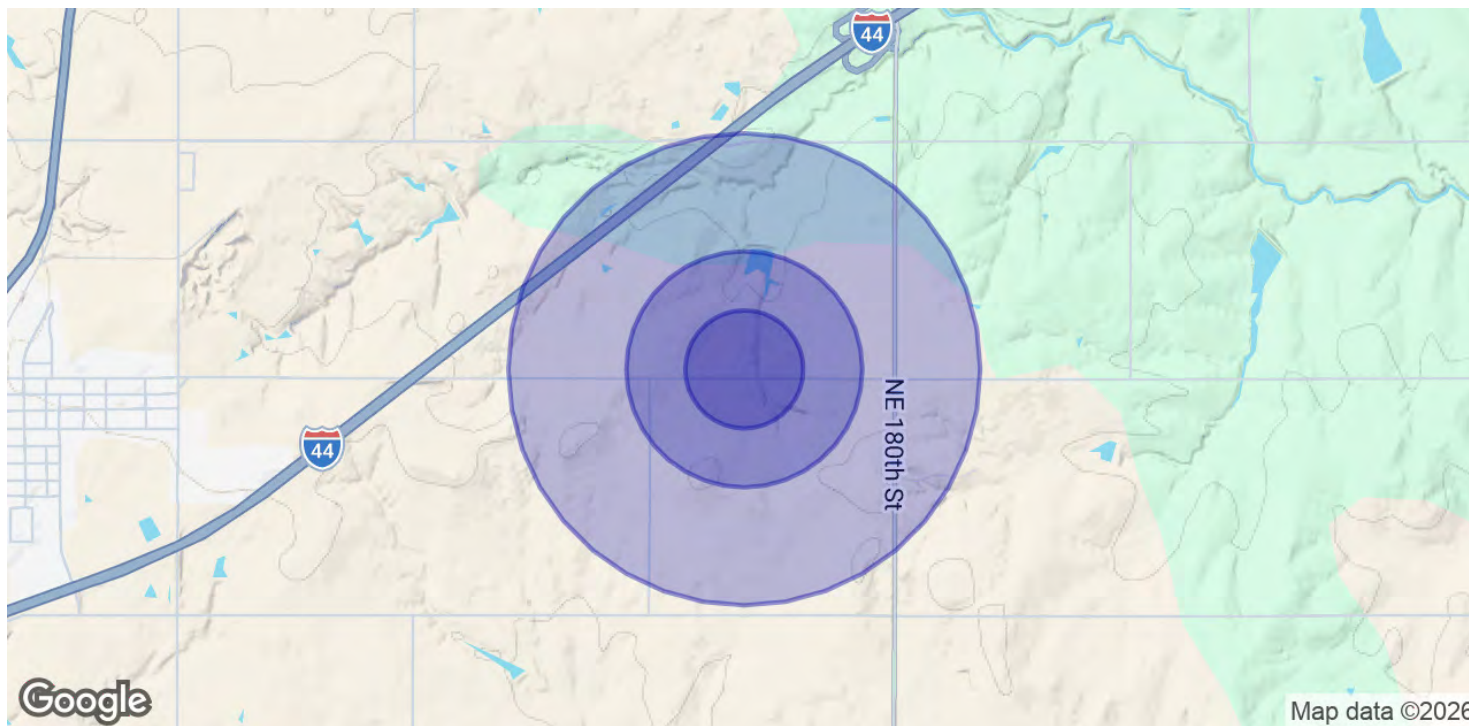
**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com



**17052 NE North Dr.  
Fletcher, OK 73541**

INDUSTRIAL AND RESIDENTIAL  
PROPERTY FOR SALE



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	4	18	72
Average Age	65.8	58.5	58.5
Average Age (Male)	53.0	47.1	47.1
Average Age (Female)	78.8	70.1	70.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	2	9	36
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$124,217	\$110,415	\$110,415
Average House Value	\$166,733	\$166,733	\$156,925

2023 American Community Survey (ACS)

**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com

