



Vinita Land For Sale

Hilltop Vinita
441777 E HWY 60 ,
Vinita, OK 74301

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COMMERCIAL
PROPERTIES

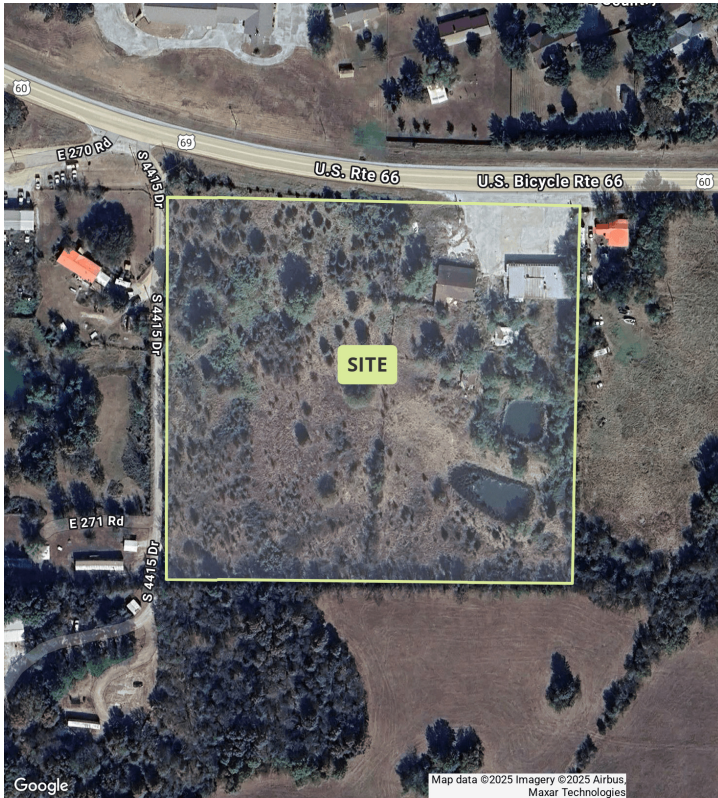
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Property Summary



PROPERTY DESCRIPTION

- * Square 10 acres at the east edge of Vinita
- * Front 50 ft in the City Limits of Vinita, if needed the rest can easily be annexed
- * Current traffic count is 7000 / day with an additional 10,000 with American Heartland Theme Park
- * Great Visibility, one of the highest points of town
- * Direct path of turnpike east to Grand Lake and the Park

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	10 Acres

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Location Map



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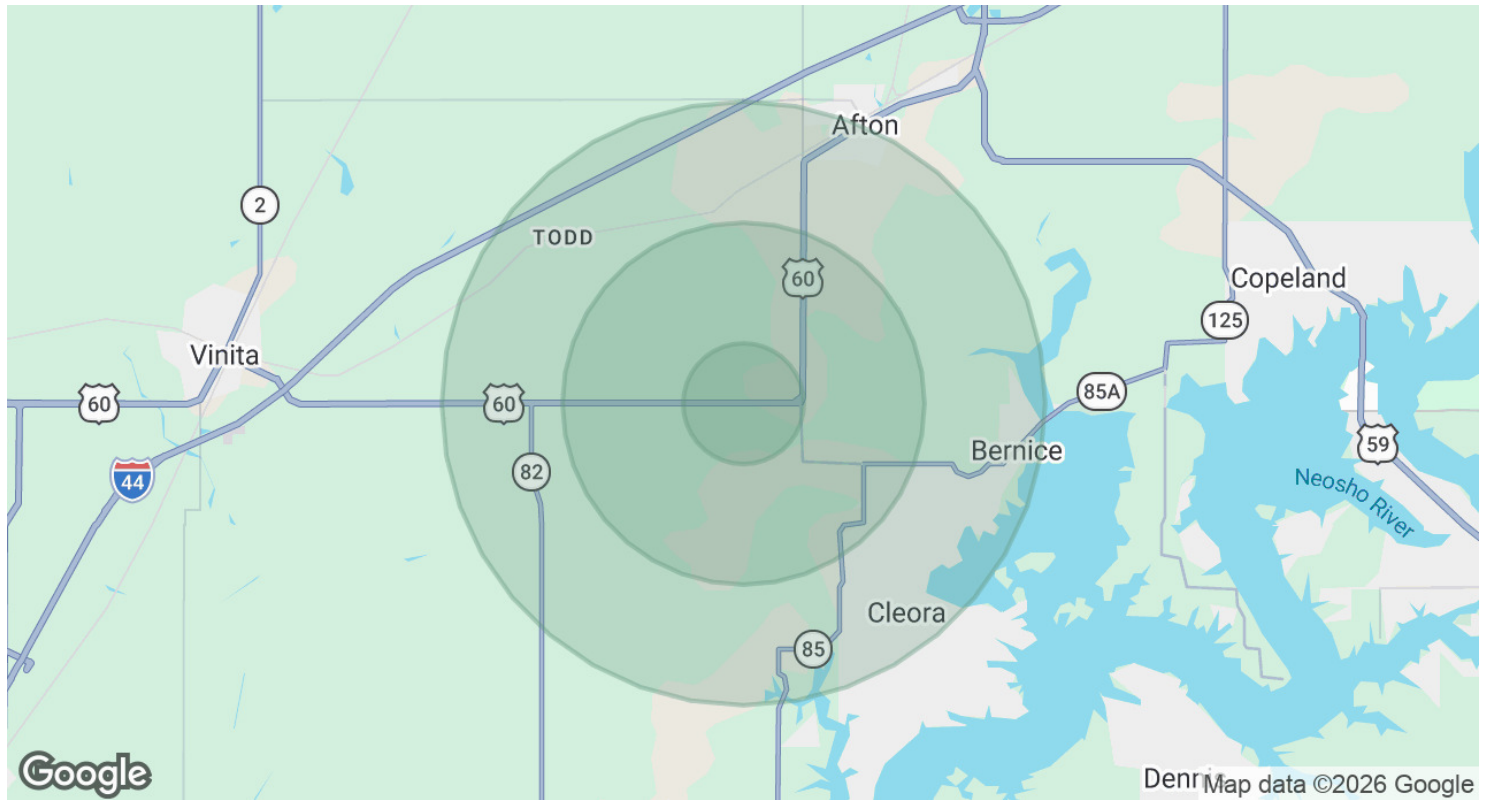
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	89	818	2,646
Average Age	49.6	49.2	48.0
Average Age (Male)	51.0	50.2	48.5
Average Age (Female)	49.7	49.5	48.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	41	371	1,165
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,997	\$79,090	\$76,029
Average House Value	\$200,799	\$191,971	\$186,630

2023 American Community Survey (ACS)

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