



PROPERTY SUMMARY

NWC I-40 & Hwy 56, Seminole County, OK

PROPERTY:	+/- 53.68 acres NEC I-40 & HWY 56
LOCATION:	NWC I-40 & Hwy 56 in Seminole County, OK
TYPE:	Vacant Land
ZONING:	HC - Highway Commercial, C-1, Unrestricted
POTENTIAL USE:	Prime Retail frontage on I-40/C-Store w/ fuel/RV Park/Public Storage/Truck and/or Trailer Storage, etc...
TRAFFIC COUNTS:	I-40 19,900 cpd (2021)
TOPOGRAPHY:	Level graded
FRONTAGE/VISIBILITY: ACCESS:	2,569 ft frontage on I-40 Access from I-40 and three access points on Hwy 56
UTILITIES:	Electric – CVEC; Cromwell Rural Water; Lagoon Sewer
PRICE:	Call Broker for Pricing
LISTED:	Loop Net, CoStar, Many Web-sites
COMMENTS:	NWC I-40 & Hwy 56 in Seminole County, Oklahoma. Perfect for C-Store w/ fuel on the 2,000 ft I-40 frontage with Public Storage/RV Park/Truck or Trailer Storage in the back. Seller is extremely motivated and ready to deal! The quicker the close the cheaper the price!

CONTACT: John Withers, CCIM 940-390-6235 John@StagCRE.com

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