



# I-40 Commercial Land For Sale

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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410175 East 1080 Road  
Checotah, OK 74426

# Commercial Land For Sale

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Checotah, OK 74426

Property Summary



## PROPERTY DESCRIPTION

Situated right on I-40 with dedicated exit ramps. This property boasts a fantastic corner and ~1500' of highway frontage. The current owner ran a successful business on this property for nearly 20 years until he chose to shut the doors. There are two water meters and two electric meters on site, one of each to feed the current building which previously housed a bar/restaurant, and the other meters are on the back of the property to feed a homesite which previously had a mobile home. The property has an active gas well, and all mineral rights will be included in the sale.

## LOCATION DESCRIPTION

The property is located right off I-40. It is 11 miles from Checotah, 15 miles from Henryetta, and less than 1 mile from the KOA campground and Lake Eufaula.

## PROPERTY HIGHLIGHTS

- Extensive Highway Frontage
- Corner is located right off highway exit ramps
- It could be developed into an RV park, another restaurant/bar, a travel plaza, etc.

## OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	21.55 Acres

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Additional Photos



**WARREN STEWART**  
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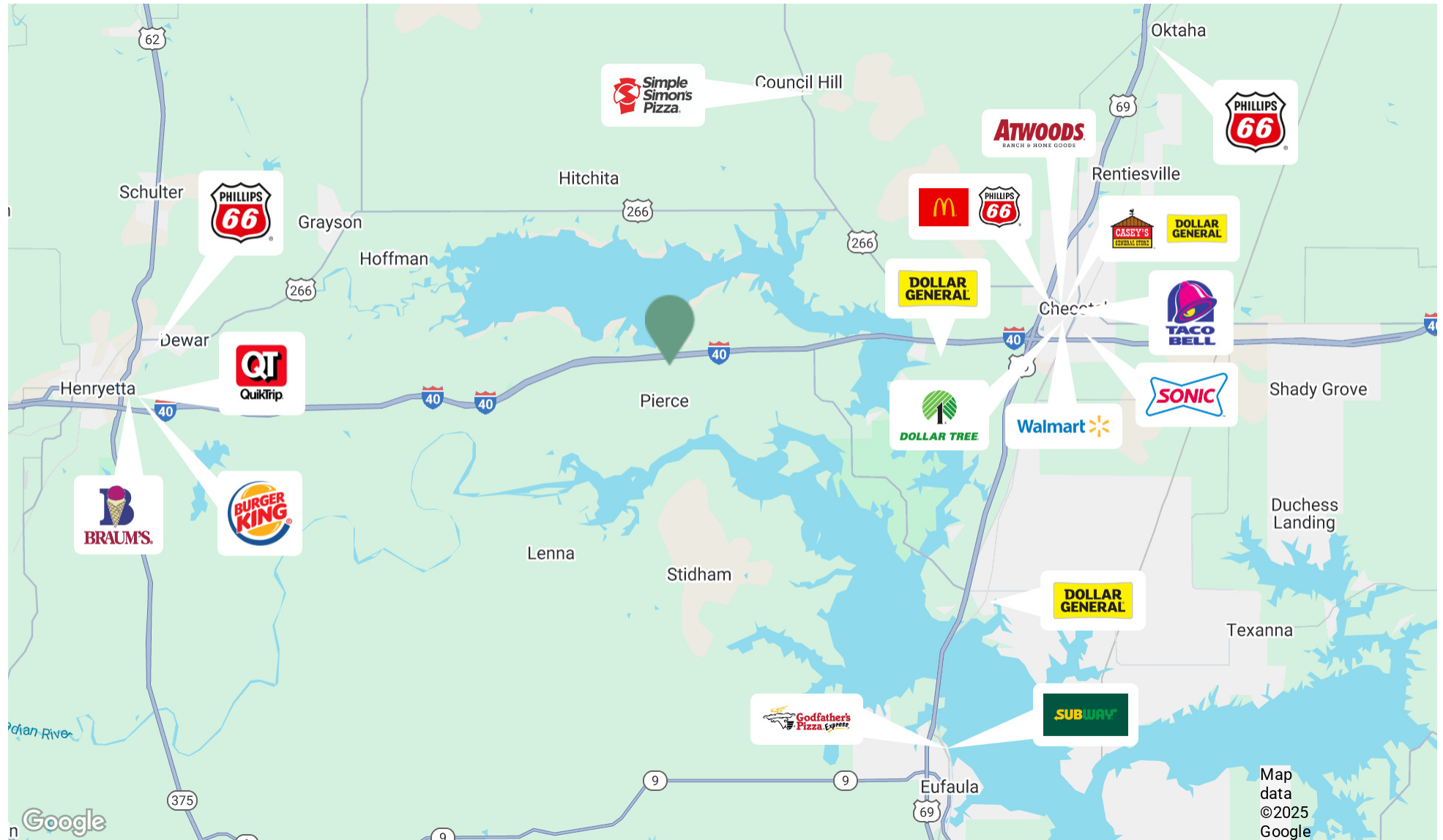
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Location Map



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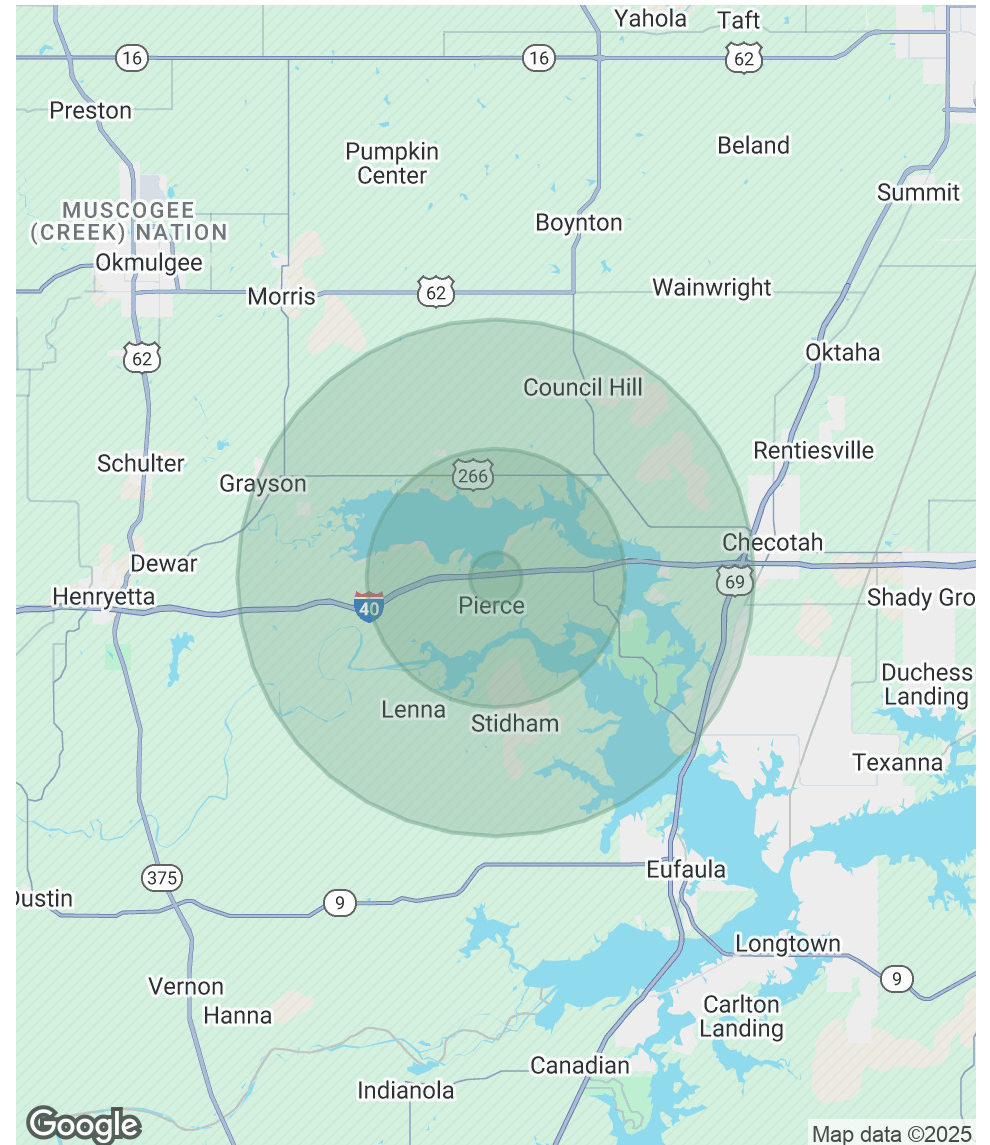
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## Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	55	1,333	7,900
Average Age	49	47	46
Average Age (Male)	49	47	45
Average Age (Female)	48	47	46

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	23	547	3,320
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$72,580	\$68,134	\$65,574
Average House Value	\$194,153	\$178,809	\$157,084

Demographics data derived from AlphaMap



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Meet the Team



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DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.

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# Checotah Land For Sale

410175 East 1080 Road, Checotah, OK  
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Location Map



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