

COMMERCIAL PROPERTY FOR SALE

441251 E. Route 66 | Vinita, OK 74301

BAUER
& ASSOCIATES
REALTORS®

Vinita, OK



PROPERTY HIGHLIGHTS

- 8,782 SF Industrial / Retail / Flex Building
- Additional covered area covered on 2 sides
- Positioned on Historic Route 66 (Hwy 60)
- Includes 500 SF Apartment / Living Quarters
- Multiple HVAC Packaged Units & Systems
- Walmart Supercenter & OK HWY Patrol adjacent to property
- Flexible Owner/User or Investment Opportunity
- Gateway location for traffic heading to Grand Lake
- Flexible use potential: retail, industrial, showroom, warehouse, service, specialty use
- Cannabis equipment and licenses available For Sale (not included in Sale Price)
- 1.575 Acres
- Just off I-44 / Will Rogers Turnpike Exit 289
- Several Overhead Doors for Loading & Access



BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

SHEILA COOPER

Cell: 918-724-5140

scooper@bauertulsa.com

www.bauertulsa.com

COMMERCIAL PROPERTY FOR SALE

441251 E. Route 66 | Vinita, OK 74301

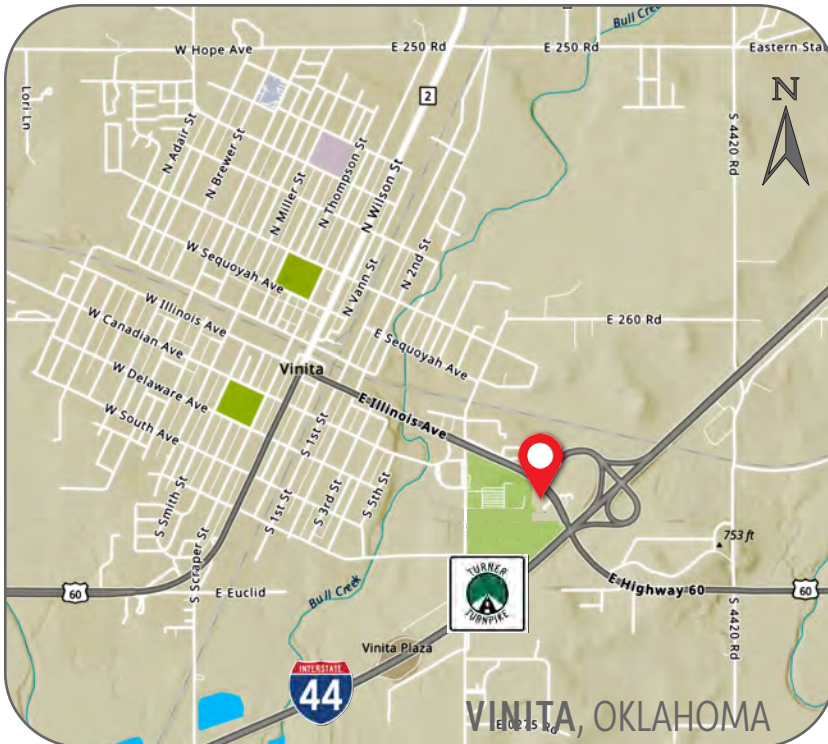
BAUER & ASSOCIATES REALTORS®

Vinita, OK

[DOWNTOWN VINITA]



GOOGLE MAPS



- WALMART SUPERCENTER
- I-44/TURNER TURNPIKE EXIT 289
- WILL ROGERS MEMORIAL RODEO
- CHEROKEE NATION CULTURAL & WELCOME CENTER
- ATWOODS
- OKLAHOMA HIGHWAY PATROL
- HOLIDAY INN



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	4,648	8,173	10,862
TOTAL HOUSEHOLDS	1,208	2,485	3,638
TOTAL POPULATION	3,100	6,593	9,694
AVERAGE HH SIZE	2.28	2.32	2.40
AVERAGE HH INCOME	\$55,677	\$58,254	\$62,767

DEMOGRAPHICS - SOURCE: ESRI 2025

BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management



SHEILA COOPER

Office: 918-665-1210

Cell: 918-724-5140

scooper@bauerok.com

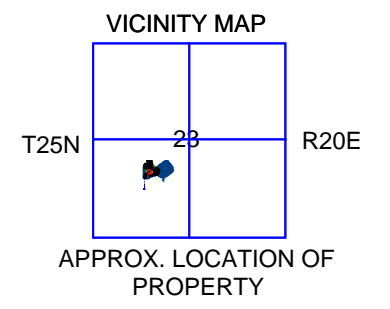
LEGEND

GUY WIRE=	G	ABOVE ELEC.=	- E - E - E - E - E - E -
CLEAN OUT=	⊗	SANITARY SEWER=	- SS - SS - SS - SS -
FIRE HYDRANT=	FH	TOP BACK OF CURB AND=	_____
WATER METER=	WM	GUTTER	_____
WATER VALVE=	V	BURIED TELEPHONE=	_____
MANHOLE=	MH	PARKING LIGHT POLE=	Ⓟ
CONC. ELEC. BOX=	E	2' DIA. CONC. SIGN PEDESTAL ONLY=	Ⓢ
PROPERTY LINE =	_____	1.5' SQUARE CONC. PARKING LIGHT=	Ⓛ
CENTER LINE OF ROAD=	_____	PEDESTAL	_____
CONCRETE=	_____	POWER POLE=	Ⓟ
6' CHAIN LINK FN=	_____	BRICK COLUMN=	C
BUILDING=	_____	EDGE OF TAR/CHAT/GRAVEL =	_____
BURIED ELEC.=	_____	PARKING LOT	_____
		EDGE OF ASPHALT ROAD=	_____
		EASEMENT=	_____
		VINEYARD FENCE =	_____

W.M. THOMAS, III
P.L.S. 1342
FAX (918)542-7736
EMAIL: b_thomas@att.net

WILLIAM MCKINLEY THOMAS, III, PLS
136 "C" N. W.
MIAMI, OK 74354
918-544-8114

SCALE 1" = 50'
BEARINGS ARE ASSIGNED TO
BASE LINE AS SHOWN
○ = 3/8" I.P. FOUND
△ = 60D NAIL SET
□ = 1/2" I.P.
✱ = 5/8" I.P. = BRASS CAP



ALTA/NSPS LAND TITLE SURVEY

SCHEDULE B - PART II EXCEPTIONS

- DENOTES INSTRUMENT SHOWN ON SURVEY
- 10. STATUTORY SECTION LINE ROADS TO THE EXTENT THEY AFFECT THE SUBJECT PROPERTY. DOES NOT AFFECT PROPERTY.
- 11. EASEMENT IN FAVOR OF THE STATE OF OKLAHOMA, DATED OCTOBER 2, 1925, FILED OCTOBER 6, 1925, AND RECORDED IN THE OFFICE OF THE CRAIG COUNTY CLERK IN BOOK 135 AT PAGE 136.
- 12. EASEMENT IN FAVOR OF THE STATE OF OKLAHOMA, DATED JANUARY 6, 1934, FILED FEBRUARY 23, 1934, AND RECORDED IN THE OFFICE OF THE CRAIG COUNTY CLERK IN BOOK 160 AT PAGE 694.
- 13. EASEMENT AND RIGHT-OF-WAY IN FAVOR OF VINITA FUEL COMPANY, FILED AUGUST 10, 1959, AND RECORDED IN THE OFFICE OF THE CRAIG COUNTY CLERK IN BOOK 237 AT PAGE 453; ASSIGNED BY ASSIGNMENT OF EASEMENT AND RIGHT-OF-WAY IN FAVOR OF THE GAS SERVICE COMPANY, A DELAWARE CORPORATION, DATED OCTOBER 1, 1964, FILED OCTOBER 15, 1964, AND RECORDED IN BOOK 252 AT PAGE 903; ASSIGNED BY ASSIGNMENT IN FAVOR OF ONE GAS, INC., AN OKLAHOMA CORPORATION, DATED OCTOBER 24, 2017, FILED NOVEMBER 20, 2017, AND RECORDED IN BOOK 678 AT PAGE 339.
- 14. EASEMENT AS SHOWN ON QUIT CLAIM DEED IN FAVOR OF NONNIE C. GRIFFITH, DATED JUNE 11, 1959, FILED SEPTEMBER 3, 1959, AND RECORDED IN THE OFFICE OF THE CRAIG COUNTY CLERK IN BOOK 237 AT PAGE 680. DOES NOT AFFECT PROPERTY
- 15. TERMS, CONDITIONS, AND PROVISIONS OF THE EASEMENT AGREEMENT BY AND BETWEEN TED DIXON AND RAMONA DIXON, HUSBAND AND WIFE, AND GARY BUTLER AND MARSHA BUTLER, HUSBAND AND WIFE, DATED APRIL 24, 2003, FILED MAY 16, 2003, AND RECORDED IN THE OFFICE OF THE CRAIG COUNTY CLERK IN BOOK 511 AT PAGE 282.
- 16. RIGHT-OF-WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY, A DIVISION OF ONEOK, INC., AN OKLAHOMA CORPORATION, DATED MARCH 12, 2009, FILED MARCH 23, 2009, AND RECORDED IN THE OFFICE OF THE CRAIG COUNTY CLERK IN BOOK 588 AT PAGE 607; ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS IN FAVOR OF ONE GAS, INC., AN OKLAHOMA CORPORATION, DATED JANUARY 27, 2014, FILE FEBRUARY 4, 2014, AND RECORDED IN BOOK 641 AT PAGE 133.

GENERAL NOTES:

FILE NUMBER 19-0395LH

THE BEARINGS SHOWN HEREON ARE BASED ON: THE LEGAL DESCRIPTION OF RECORD.

(MEAS.) = FIELD MEASURED COURSE.
(REC.) = RECORDED LEGAL DESCRIPTION COURSE.

THIS PROPERTY DESCRIBED HEREON CONTAINS 1.575 ACRES, MORE OR LESS AND 68638.70 SQ. FT.

THIS PROPERTY DESCRIBED HEREON HAS NO MARKED PARKING SPACES.

THIS PROPERTY LIES IN FLOOD ZONE "X-UNSHADED" ACCORDING TO THE F.I.R.M PANEL NO. 40035C0320D EFFECTIVE DATE, SEPT 13, 2019, CRAIG COUNTY.

ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO: METERS, VALVES, MANHOLES, POLES, AND PEDESTALS, ARE LOCATED AND SHOWN HEREON. UNDERGROUND UTILITY LINES THAT WERE FLAGGED BY THEIR RESPECTIVE OWNER AND THEREFORE ARE SHOWN

THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE DATE SHOWN HEREON.

ADDRESS: 441259 EAST HIGHWAY 60, VINITA, OKLAHOMA, 74301

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE4 SW4) IN SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE TWENTY (20) EAST OF THE INDIAN BASE AND MERIDIAN, CRAIG COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE4 SW4 OF SAID SECTION TWENTY-THREE;
THENCE ON THE WEST BOUNDARY, HAVING AN ASSIGNED BEARING OF NORTH 00°01' WEST, 326.00 FEET, TO THE POINT OF BEGINNING;
THENCE NORTH 00°01' WEST, 271.45 FEET;
THENCE SOUTH 88°38'44" EAST, 98.78 FEET;
THENCE NORTH 42°21'12" EAST, 74.12 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HIGHWAY 66 AND 69;
THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,830.07 FEET (RECORDED 1,830.10 FEET), AN ARC OF 278.18 FEET, A CHORD OF 277.91 FEET, CHORD BEARING OF SOUTH 40°42'43" EAST, A DELTA OF 8°42'33";
THENCE SOUTH 56°52' WEST, 56.97 FEET (MEAS.), 50.00 FEET (REC.);
THENCE SOUTH 72°11' WEST, 177.90 FEET;
THENCE SOUTH 21°25' WEST, 23.00 FEET;
THENCE SOUTH 86°34' WEST, 104.60 FEET, TO THE POINT OF BEGINNING.

CERTIFICATE

I, WILLIAM MCKINLEY THOMAS, III, THE UNDERSIGNED, A DULY REGISTERED LAND SURVEYOR, L.S. NO. 1342, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY TO:

WESTCOR LAND TITLE INSURANCE COMPANY,
RONI A. JAOUDE,
GARY NORMAN BUTLER AND MARSHA KATHERINE BUTLER, CO-TRUSTEES
OF THE GARY NORMAN BUTLER REVOCABLE TRUST DATE MARCH 2, 2001,
COMMERCIAL TITLE & ESCROW SERVICES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WHERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 8, 16, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON THE NOVEMBER 9, 2019.

DATE OF PLAT OR MAP: NOVEMBER 11, 2019

WITNESS MY HAND AND SEAL THIS DAY OF , 2019.

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

CERTIFICATE

I, WILLIAM MCKINLEY THOMAS, III, THE UNDERSIGNED, A DULY REGISTERED LAND SURVEYOR, L.S. NO. 1342, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY TO

WESTCOR LAND TITLE INSURANCE COMPANY,
RONI A. JAOUDE,
GARY NORMAN BUTLER AND MARSHA KATHERINE BUTLER, CO-TRUSTEES
OF THE GARY NORMAN BUTLER REVOCABLE TRUST DATE MARCH 2, 2001,
COMMERCIAL TITLE & ESCROW SERVICES, INC.

AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION THAT A CAREFUL, MINIMUM STANDARD SURVEY OF THE FOLLOWING DESCRIBED PROPERTY WAS MADE UNDER MY SUPERVISION:

SEE ABOVE LEGAL

WITNESS MY HAND AND SEAL THIS DAY OF , 2019.

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

COPYRIGHT ©