



Approximate Boundary Lines

THE OAKS AT OKARCHE

55± Acres | \$1,299,000

OVERVIEW

Key Features

- 55± Acres
- Canadian County
- In Okarche City limits
- Utilities Nearby
- Site grading is 80% complete
- Over 3,000 feet of highway/street frontage
- Highway 81 Frontage
- ODOT Average Annual Daily Traffic: 10,000+
- Zoned Rural Agriculture, but the city is eager to get development going
- Seller to retain mineral rights

The Story

The Red Oak Investment Group acquired this property with plans to develop commercial lots on the hard corner and south side, while working with the City of Okarche on a sale of acreage for a proposed ballpark. COVID caused delays starting in 2020, and while engineering and permitting work continued into 2022, Red Oak never resumed full construction. Demand for a similar development remains strong — the ownership group now has other interests and is looking to recoup its investment.

The listing agent and brokerage make no warranties, express or implied, as to the accuracy or completeness of any information provided regarding this property, and shall not be held liable for errors, omissions, or changes in such data. Buyer is solely responsible for independently verifying all statements, figures, and conditions — including acreage, utilities, zoning, and permitting — prior to closing.



WATER AND SEWER

Water

- Okarche Public Works - (405) 263-7290
- A 6-inch water line is west of the property ~1,200 ft
- Water system will need to be looped back to fire hydrant onsite.
- Approved ODOT permit for bore under highway
- Approved DEQ permit from the city for water

Sewer

- Okarche Public Works - (405) 263-7290
- Closest sewer line is on Texas Rd., ~2,500 ft away.
- Septic systems allowed on lots 1+ acres
- Approved DEQ permit from the city for the sewer
- Approved license for boring under the railroad tracks

Civil Drawings can be provided upon request

**All permits and licenses will need to be updated*

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UTILITY LOCATIONS



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THE FOUNDATION

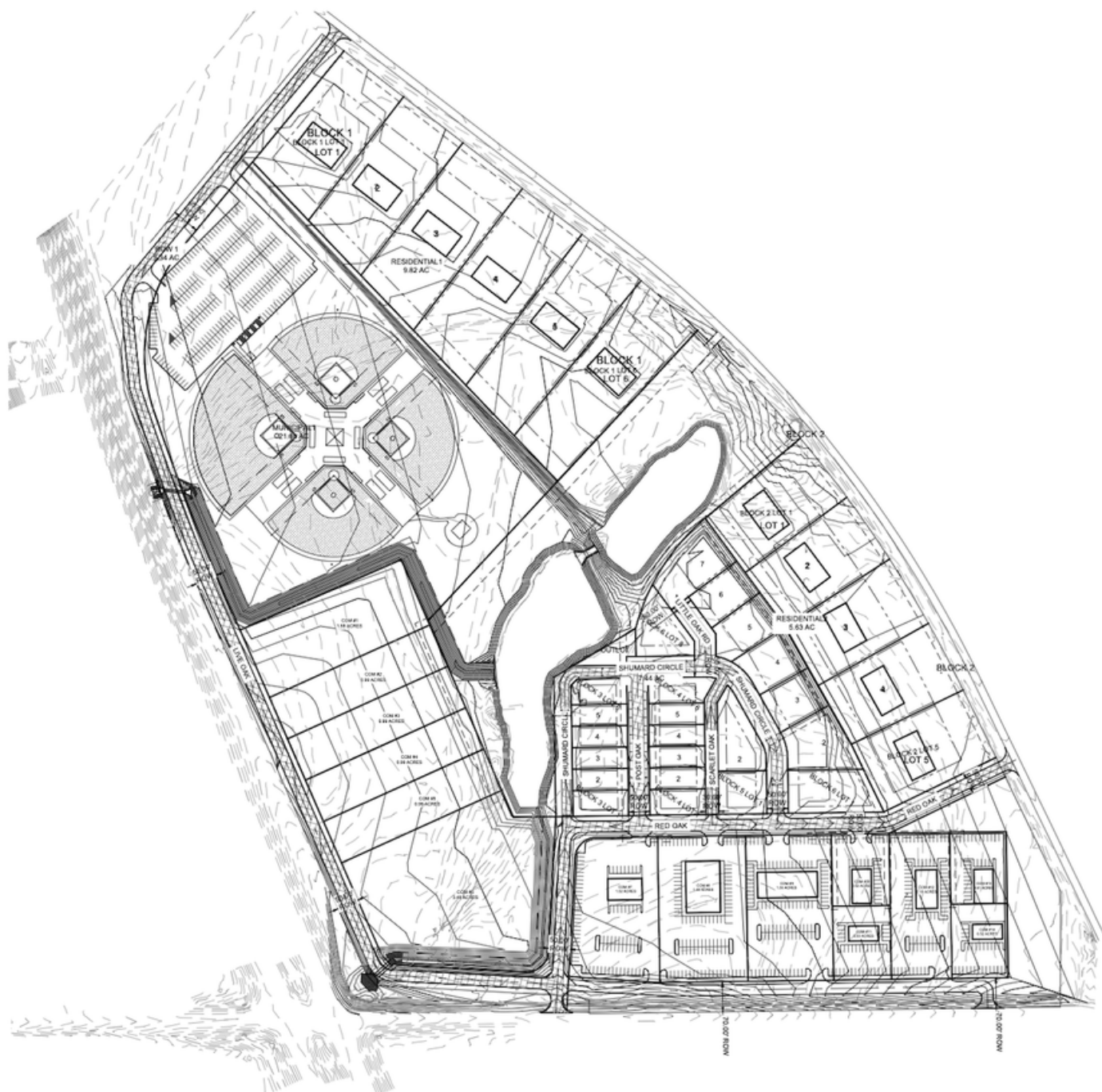
- Certified boundary survey completed (July 2023)
- Whole site brought to 80% of grade
- Engineered drainage study already on file
- Phase I Environmental Site Assessment came back clean — no issues found
- Conceptual master site plan already drafted
- ODOT and railroad crossing coordination already underway
- 11 ~1-acre lots have already been sold off the east side for an average price of \$87,000

Growing Community

- Okarche is a growing town — city leadership is on board and excited about this project moving forward
- Okarche High School: 461 students PK-12, 10:1 student-teacher ratio, 93% graduation rate
- Casey's General Store recently opened nearby — a real signal of local growth

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PREVIOUS SITE PLAN



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DOCUMENTS

AVAILABLE UPON REQUEST

- Certified boundary survey (2023)
- Engineered drainage study, storm drainage calculations & culvert report
- Phase I Environmental Site Assessment — clean, no issues found
- Conceptual master site plan
- Water and sewer construction plans
- ODOT permit and railroad crossing agreement
- Full development history summary
- Available upon request to serious buyers.

Some figures in this packet (utility distances, zoning status, pricing) are based on data gathered in 2020–2023 and may need to be refreshed. Buyers should independently verify all statements before closing.

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Listing

TO REQUEST MORE INFORMATION OR SCHEDULE A SHOWING

Ford Bullard

Call or Text: 405-234-6478

Email: fordbullard@kw.com

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