

Evergreen Marina

113 East Bk 800 Road, Stigler, OK 74462

SPECIAL PURPOSE PROPERTY FOR SALE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Park Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

PROPERTY INFORMATION



VIDEO

PROPERTY DESCRIPTION

Evergreen Marina is a well-known and profitable business located in a prime spot right next to the Eufaula Dam. It is a completely turnkey operation that runs under a secure, long-term lease with the Army Corps of Engineers. The property makes money from several different sources, including 113 boat slips for boats up to 70ft, a busy fuel dock, a ship store, and a boat rental fleet. It also features 24 RV sites with full hookups, rental cabins, and the popular Dam Bar & Grill, which is a local favorite for live music and food. While 2025 was a down year because major storms and flooding affected operations across the lake, the core business stayed strong with nearly all boat slips remaining rented. Because of those unusual storms, the 2024 numbers are a much better look at how the marina performs in a normal year.

OFFERING SUMMARY

Sale Price:	\$4,000,000
Number of Units:	113

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1	6	24
Total Population	3	13	54
Average HH Income	\$126,713	\$84,475	\$85,288



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LOCATION DESCRIPTION

The location serves as a major regional draw, sitting at the midpoint between Tulsa and Oklahoma City. This dual-metro accessibility ensures a consistent influx of high-net-worth weekend travelers and long-term slip renters seeking a central hub for Lake Eufaula's 105,000 acres of water. With over 800 miles of shoreline and a reputation as a national fishing tournament destination, the location provides a "recess-proof" foundation for a high-occupancy marine asset.

SECTION 2

PROPERTY PHOTOS

Additional Photos



Additional Photos

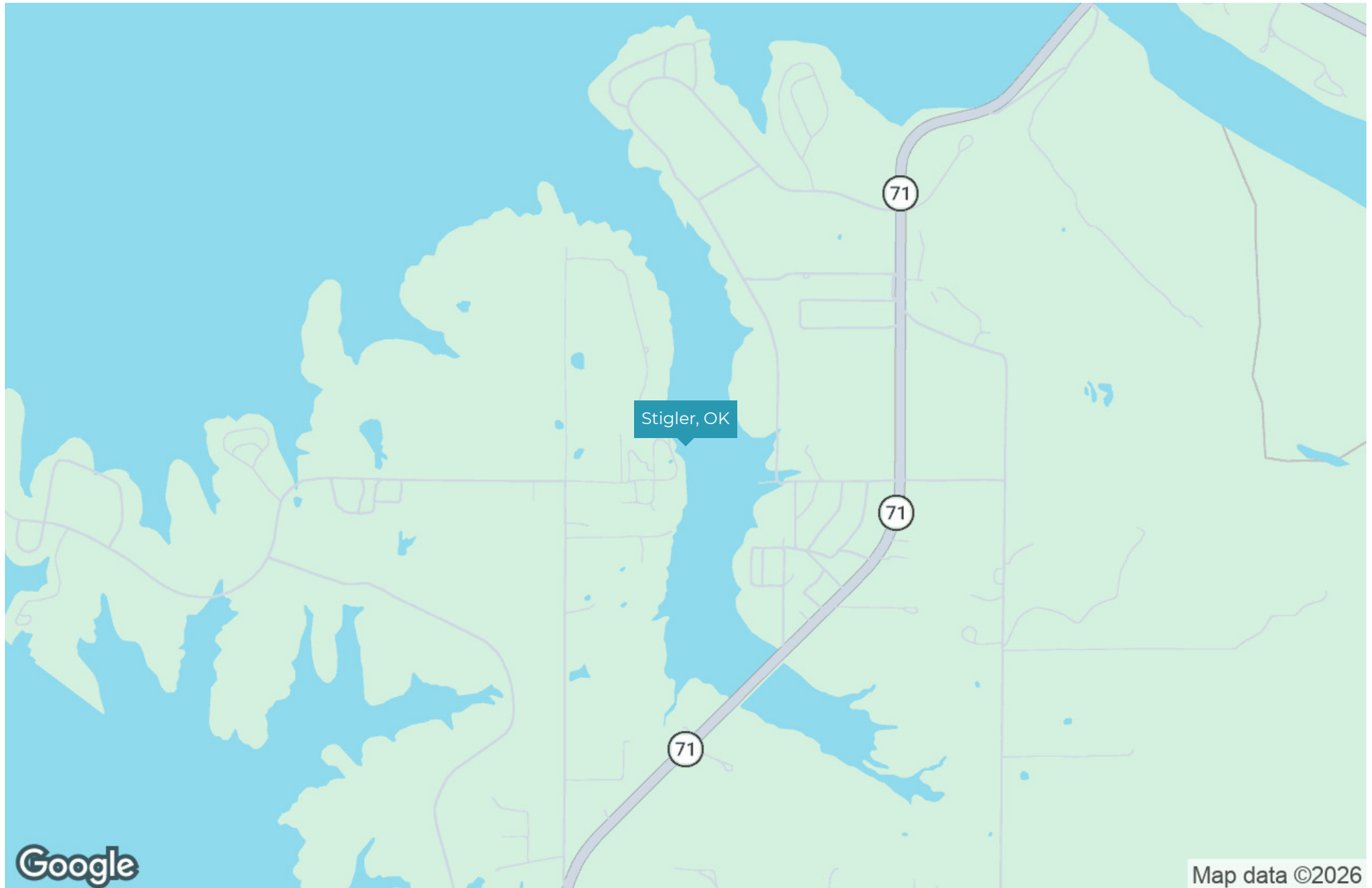


Additional Photos



SECTION 3

LOCATION INFORMATION





Imagery ©2026 Airbus, Maxar Technologies

SECTION 4

ADVISOR BIOS



KYLE PETERSON

Vice President Marina Sales

kyle@marinabrokerageadvisors.com

Direct: **559.672.4599**

PROFESSIONAL BACKGROUND

Kyle Peterson is a Co-Founder of Marina Brokerage Advisors, specializing in the acquisition and disposition of premier marina assets nationwide. With a degree in Finance and Economics from Grand Canyon University, Kyle has successfully negotiated transactions totaling more than \$250 million in consideration. His unique value proposition lies in his "boots-on-the-ground" background; before entering brokerage, he worked as a contractor installing and maintaining custom boat lifts. This hands-on experience provides him with an understanding of marina infrastructure—a perspective he leverages to maximize value for his clients. When not navigating complex deals, he is a dedicated water skier who remains deeply connected to the boating lifestyle he serves.

Park Brokerage

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GEORGE WAIDELICH

President Marina Sales

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Direct: **925.588.9318**

PROFESSIONAL BACKGROUND

George Waidelich is President at Marina Brokerage Advisors, where he co-leads the firm's Marina investment sales platform. He specializes in the disposition and financing of Marina and other specialty commercial real estate assets throughout the United States.

He has advised private owners, family offices, REITs, and institutional investors on more than \$700 million of investment sales, debt placement, and equity financing transactions. His expertise spans transaction execution, institutional marketing, capital structuring, and strategic advisory for complex and operationally intensive real estate assets.

Prior to joining Marina Brokerage Advisors, George was with Greysteel, where he established the firm's manufactured housing and RV park capital markets platform, originating more than \$125 million in debt and equity placements. He began his career with Bank OZK's Asset Management group, managing a commercial real estate loan portfolio in excess of \$500 million across the office, industrial, retail, and hospitality sectors.

George graduated Magna Cum Laude from Texas Christian University with a Bachelor of Business Administration in Finance and Real Estate.

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