

# PROPOSED RETAIL DEVELOPMENT SALLISAW BUSINESS PARK

1 Highway 59  
Sallisaw, Oklahoma



Ghan & Cooper  
COMMERCIAL PROPERTIES





## PROPOSAL DETAILS

Space Available: 1,000 - 10,000 SF

Price/SF: TBD

Lease Type: Triple Net

Tenant Improvement Allowance Available

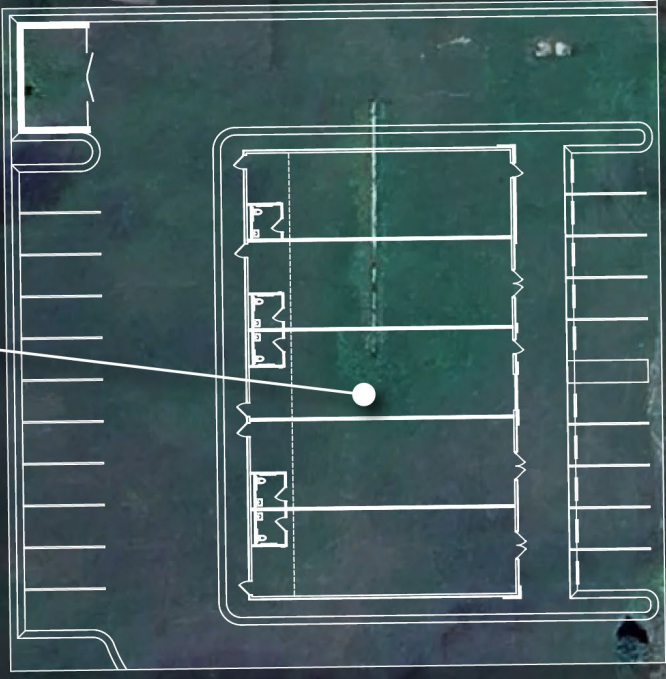


# SITE PLAN



HIGHWAY 59

PROPOSED  
DEVELOPMENT



# SURROUNDED BY NEW AND FUTURE DEVELOPMENT

HIGHWAY 59

PROPOSED DEVELOPMENT

FUTURE DEVELOPMENT

SOLD



OPENED  
MARCH 2025





**PROPOSED DEVELOPMENT**

HIGHWAY 59

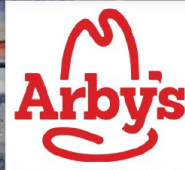


**PROJECTS IN DEVELOPMENT**

- 1: ODVA Veterans Center
  - 275-300 jobs
  - \$12M annual payroll
- 2: Millison Castings
  - \$200M investment
  - 500 jobs by Year 2
  - 2,000 jobs by Year 10
- 3: Aviagen Hatchery
  - \$10M+ expansion
  - 50 jobs created

## SURROUNDING RETAIL

Located less than a quarter mile from the interstate, this stretch of I-40 sees an average of 22,000 VPD, while Highway 59 sees an average of 7,000 VPD.



HIGHWAY 59



PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT

HIGHWAY 59

LOOKING EAST



MUNICIPAL AIRPORT

HIGHWAY 59

PROPOSED DEVELOPMENT

LOOKING SOUTH



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MULTIFAMILY