

Executive Summary



Details

Sale Price:	\$859,000
Lot Size:	9 Acres
Submarket:	east side

Highlights

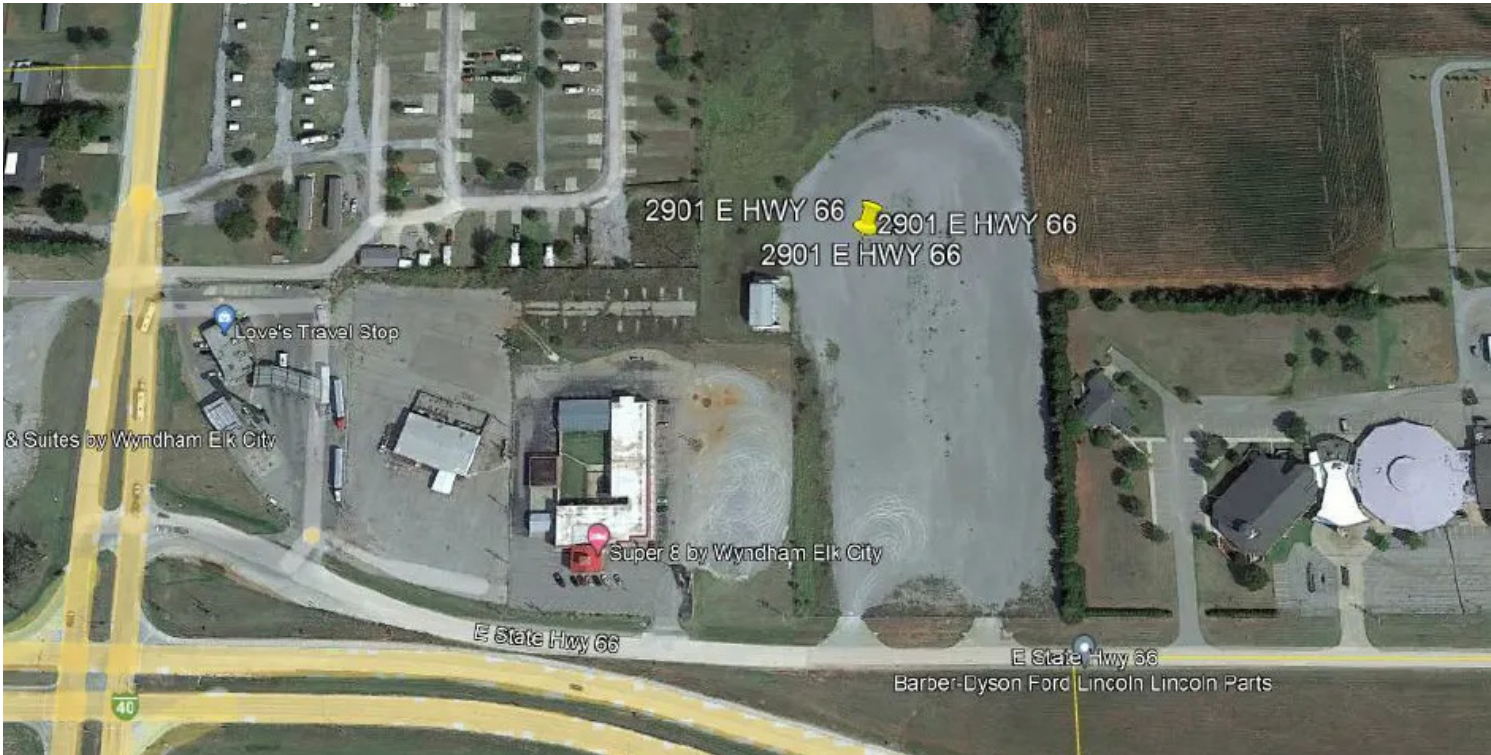
- Site is easily accessible to I-40
- In growth pattern for east side of Elk City
- Services by city utilities
- Fronts Highway 66
- Sale includes 3,600 sf Bunkhouse.
- Price based on Land Only

Overview

This 9 acre+/- tract is heavily graveled with 10 to 12" of gravel and was used for truck parking with a bunkhouse for drivers to stay in. There is no curb or gutter on the parking area and the bunkhouse is in disrepair. There is a Love's truck stop nearby and several hotels and restaurants are in the immediate area. This would make an excellent location for a hotel or service facility, grocery store or small shops.

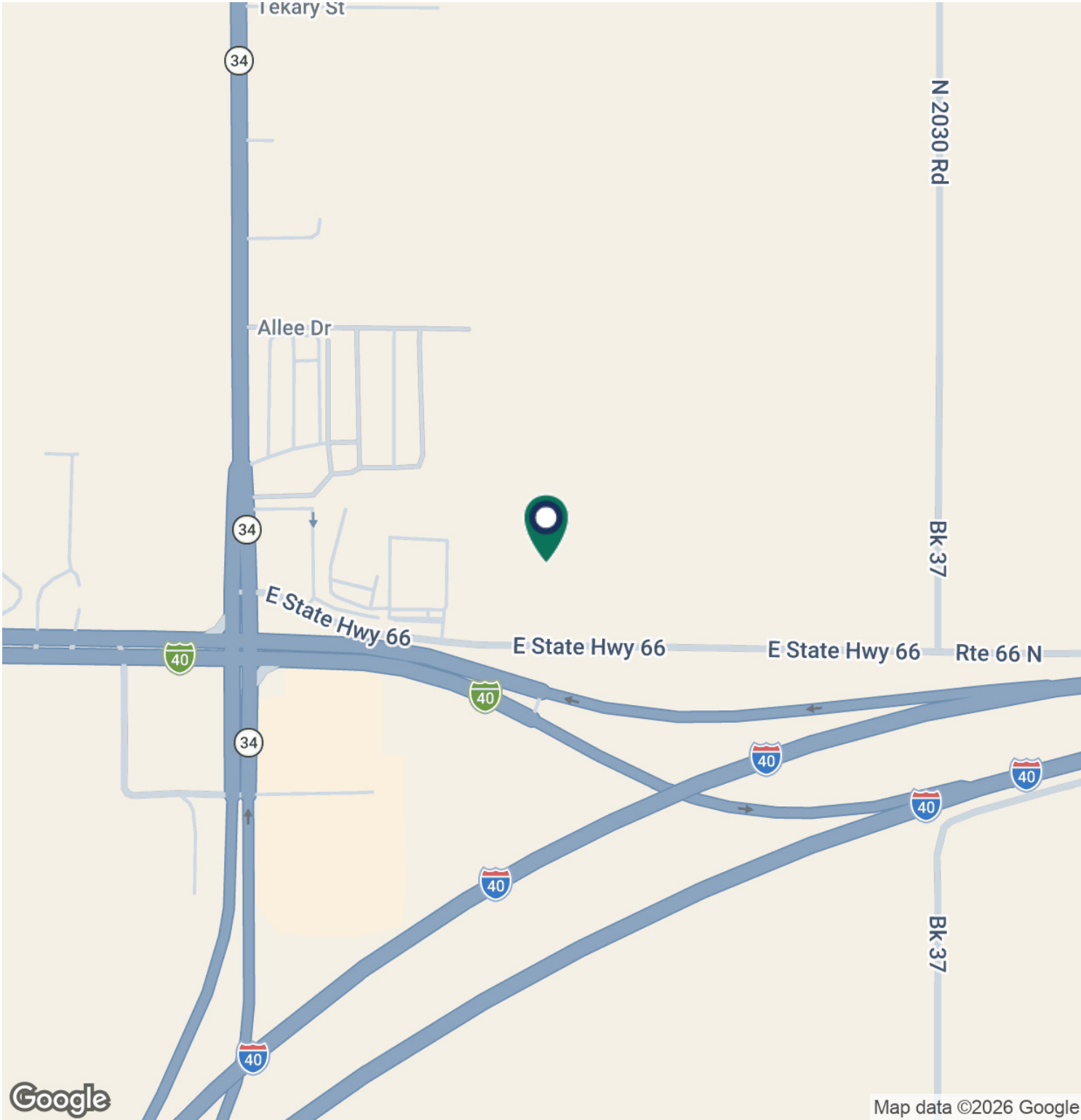
CORDELL C. BROWN, CCIM, CIPS
405.826.6416
cbrown@creekpe.com

Additional Photos



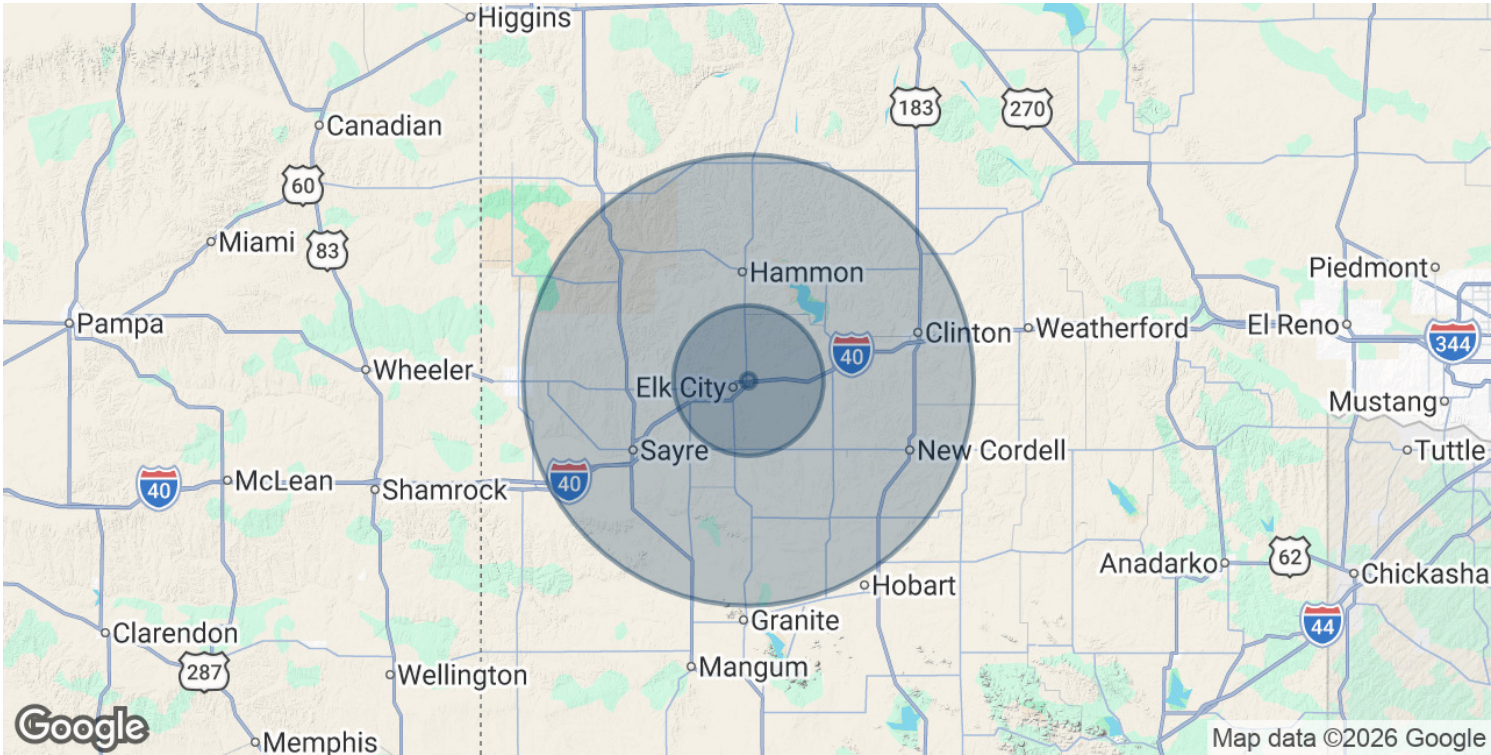
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Location Map



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Demographics Map & Report



Population	1 Mile	10 Miles	30 Miles
Total Population	605	14,837	46,037
Average Age	30.8	35.5	37.6
Average Age (Male)	30.2	35.1	36.0
Average Age (Female)	34.5	38.8	41.4

Households & Income	1 Mile	10 Miles	30 Miles
Total Households	289	6,387	17,222
# of Persons per HH	2.1	2.3	2.7
Average HH Income	\$67,474	\$70,153	\$78,676
Average House Value	\$145,197	\$189,808	\$162,569

2023 American Community Survey (ACS)

10282026

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