

EXECUTIVE SUMMARY



OFFERING SUMMARY

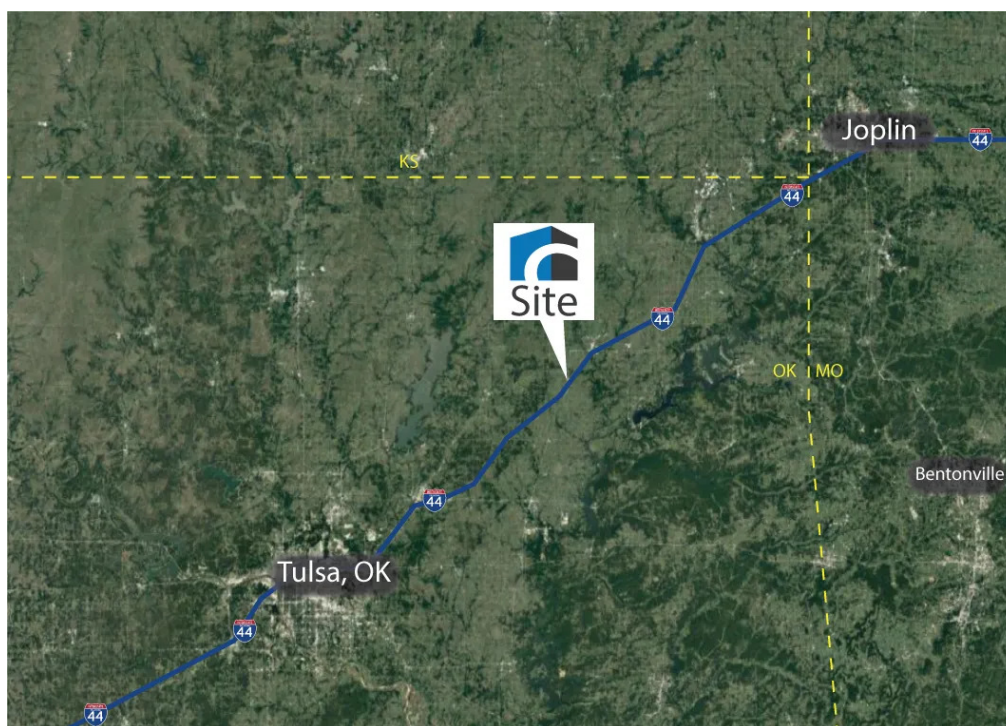
Sale Price:	\$2,950,000
Available SF:	1,742,400
Lot Size:	40 Acres
Price / Acre:	\$73,750

PROPERTY OVERVIEW

Welcome to this prime commercial land property located directly off of I-44 in the town of Big Cabin, Oklahoma. This 40-acre parcel sits right at the Big Cabin exit (exit 283) and offers a unique opportunity to capture the large amount of truck traffic that passes each day. This property is located a short 8-miles away from Vinita, OK's new \$2 billion amusement park, The Heartland. Strategic location: situated directly off the Big Cabin exit, this property benefits from its convenient placement along major transportation routes, making it an ideal choice for a truck stop or any other land use requiring heavy traffic. With easy access to highways and a significant volume of truck traffic passing through the area, the location is perfect for catering to the needs of truckers. Ample space: spanning a generous land area, this property provides ample space to accommodate a range of commercial activities. The expansive size allows for the inclusion of parking lots, fuel stations, service facilities, restaurants, and other amenities necessary for a thriving truck stop operation. This land could also accommodate a hotel, housing, QSRs, and many other uses. Visibility and accessibility: the property offers excellent visibility due to its prominent roadside position, ensuring maximum exposure to passing truckers and potential customers. Access to and from the property is effortless, enhancing convenience for truckers or passengers seeking a convenient stopover point along their journeys.

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ADDITIONAL PHOTOS



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