

Exciting

LAND FOR SALE

128[±] acres

Just Outside Stillwater
City Limits

Stillwater Oklahoma

- Over 2,000 ft of Hwy 51 Frontage
- 1.5 Miles West of Walmart on Highway
- 15,000+ Vehicles Per Day Traffic Count
- Multiple Ponds & Potential Building Sites
- Excellent Development Potential

Priced at \$1,728,000
\$13,500/acre

 **SCHRADER**
Real Estate and Auction Company, Inc.

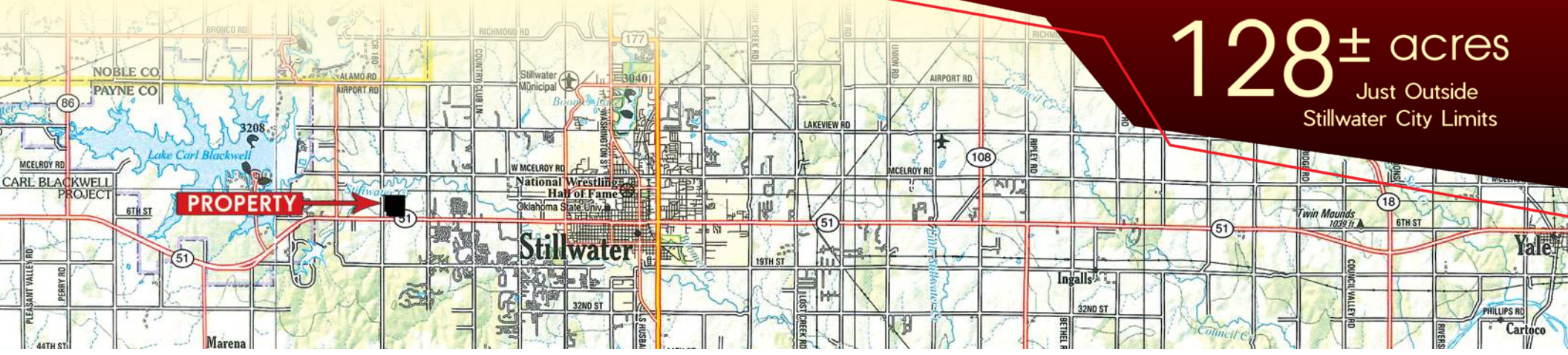
405.332.5505
SchraderAuction.com

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Stillwater Oklahoma

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An exciting opportunity to acquire an outstanding property on the western edge of Stillwater, OK. This 128± acres sits along Highway 51, just 1.5 miles west of Super Walmart and is in the path of Stillwater's natural growth west. The property features over 2,000 feet of frontage along Highway 51 with an average daily traffic county in excess of 15,000 vehicles per day, per 2018 data. The property's topography provides for excellent visibility from the highway. In addition to the commercial potential, there are numerous attractive building sites that offer views of the Stillwater Creek farmland to the property's north. 2 ponds are present on the land and there are excellent additional locations to build water features if desired. Call Brent to schedule a private showing!

