

Truckers Parking

2901 E. Highway 66, Elk City, Becham County, OK 73644



OFFERING SUMMARY

Sale Price:	\$859,000
Building Size:	3,600 SF
Available SF:	3,600 SF
Lot Size:	9 Acres
Price / SF:	\$238.61
Zoning:	Light Industrial
Market:	Elk City
Submarket:	east side

PROPERTY 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.

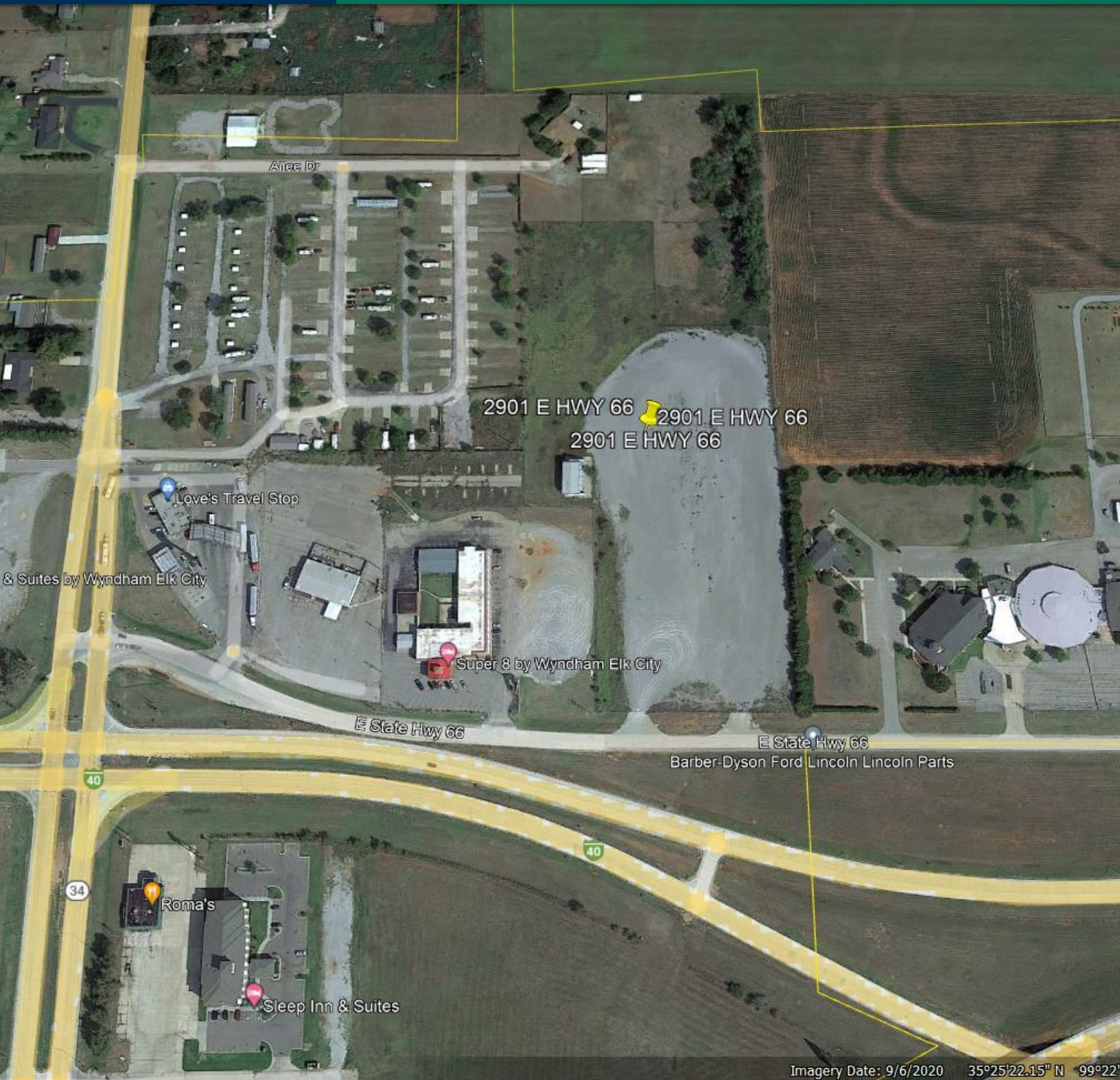
PROPERTY HIGHLIGHTS

THE SITE IS EASILY ACCESSIBLE TO I-40 AND IN THE GROWTH PATTERN FOR THE EAST SIDE OF ELK CITY. IT IS SERVICED BY CITY UTILITIES AND FRONT ON HWY 66.

CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@priceedwards.com
priceedwards.com

Truckers Parking

2901 E. Highway 66, Elk City, Becham County, Oklahoma



Imagery Date: 9/6/2020 35°25'22.15" N 99°22'

CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@priceedwards.com
priceedwards.com

Truckers Parking

2901 E. Highway 66, Elk City, Becham County, Oklahoma,
74631



CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@pricedwards.com
pricedwards.com

Truckers Parking

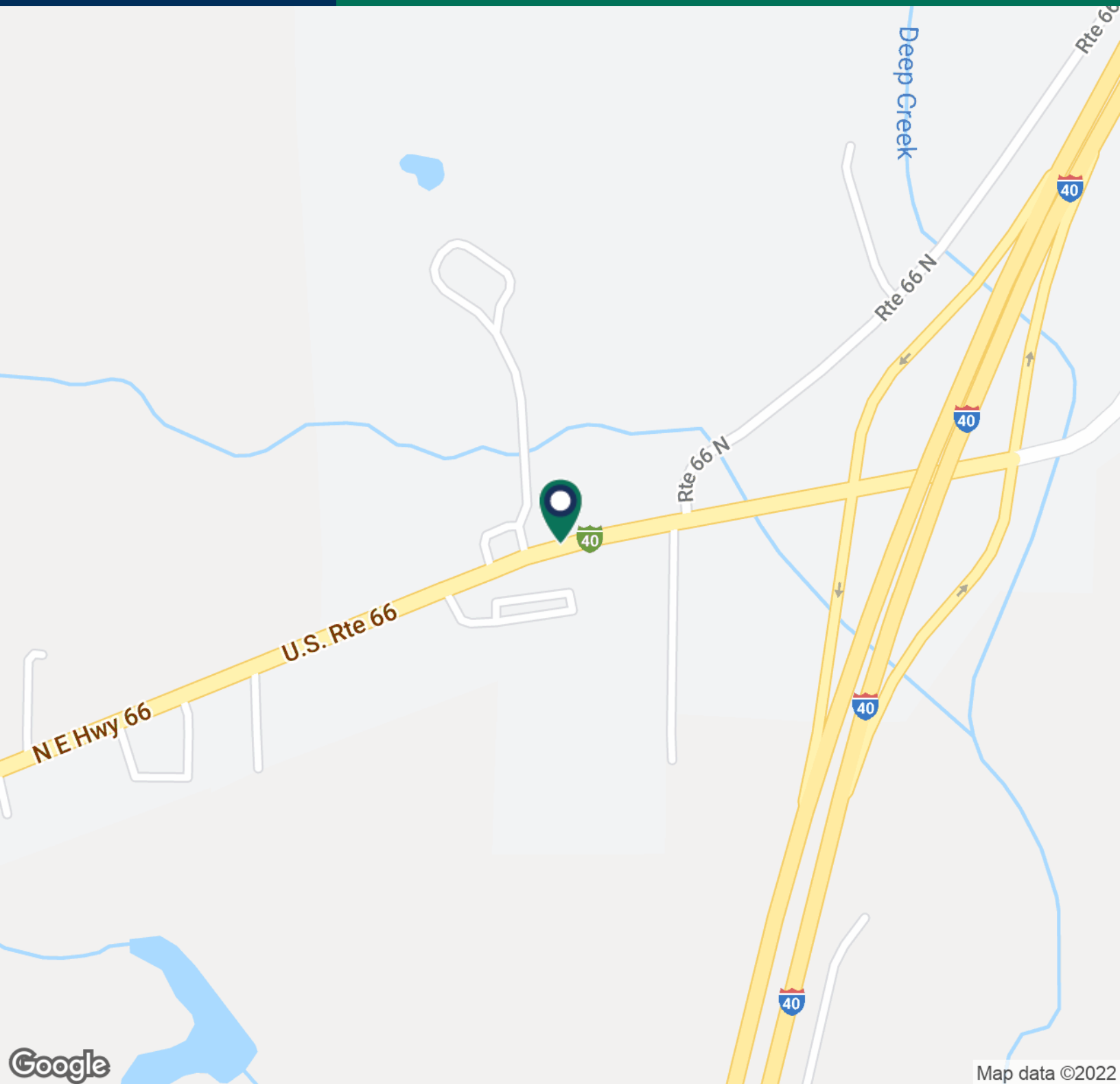
2901 E. Highway 66, Elk City, Becham County, Oklahoma,
74430



CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@pricedwards.com
pricedwards.com

Truckers Parking

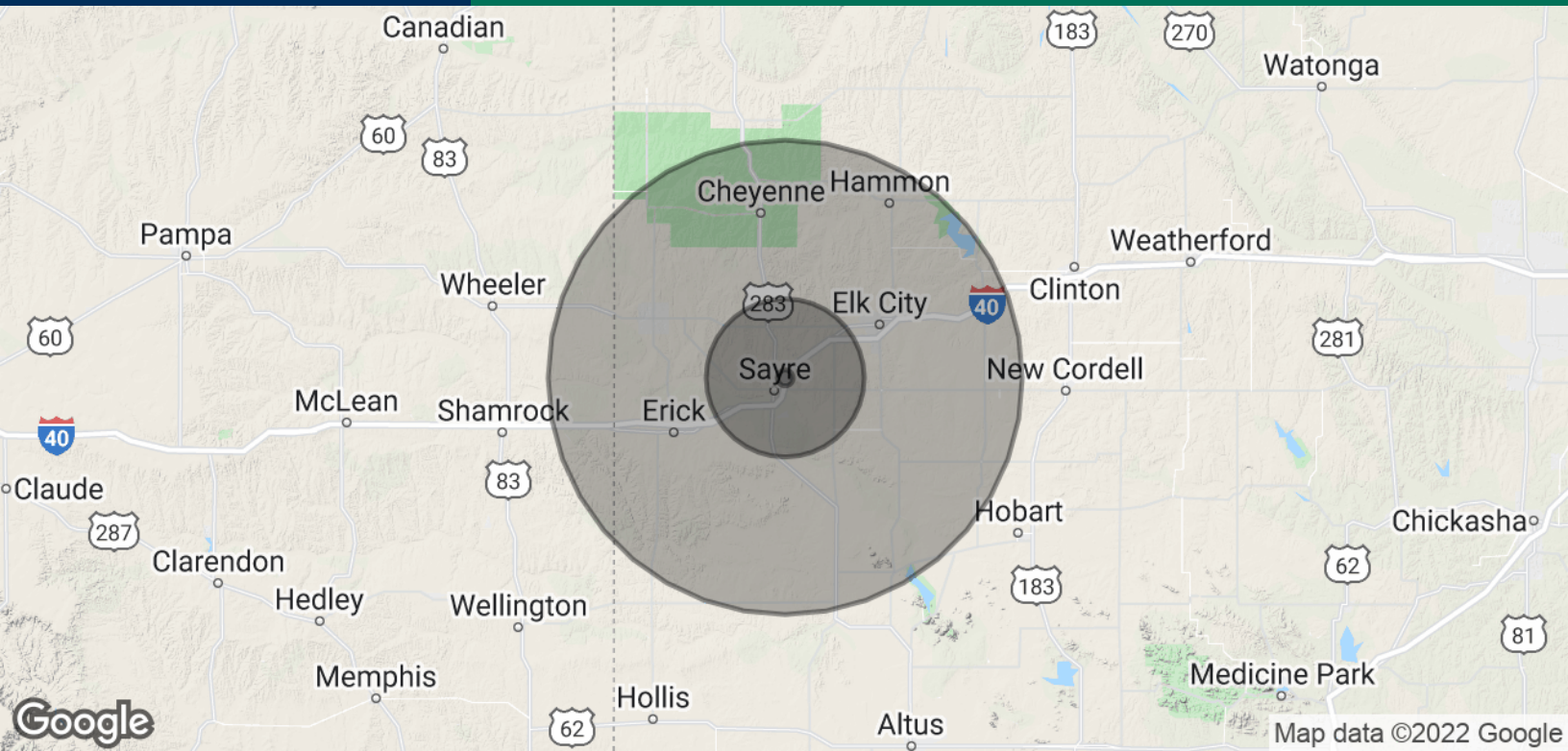
2901 E. Highway 66, Elk City, Becham County, Oklahoma,



CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@pricedwards.com
pricedwards.com

Truckers Parking

2901 E. Highway 66, Elk City, Becham County, Oklahoma,



POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	53	7,116	38,673
Average Age	40.2	37.4	36.6
Average Age (Male)	39.8	34.5	34.6
Average Age (Female)	41.3	41.7	39.6

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	19	2,447	13,627
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$53,811	\$57,812	\$54,576
Average House Value	\$88,549	\$88,999	\$92,401

* Demographic data derived from 2010 US Census

CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@priceedwards.com
priceedwards.com