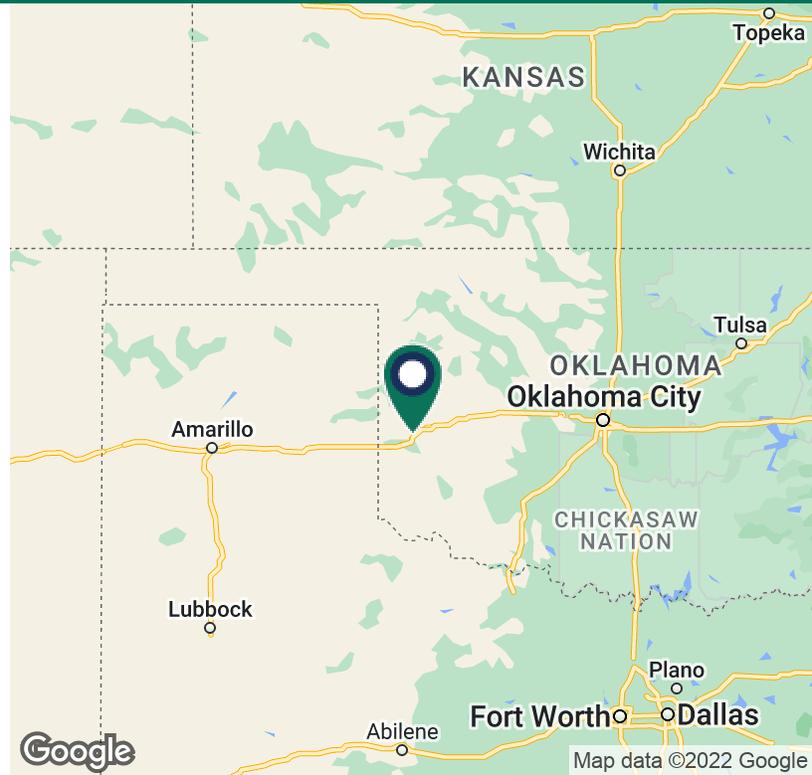


Truckers Parking

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:	\$2.19 square foot
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 former bunkhouse may need upgrades. 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 oil field service facilities, hotel, grocery store or small shops. t

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.

THE SALE INCLUDES THE 3600 SF BUNKHOUSE. PRICE IS BASED ON LAND ONLY.

CORDELL C. BROWN, CCIM, CIPS
405.239.1222
cbrown@priceedwards.com
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2901 E. Highway 66, Elk City, Becham County, Oklahoma



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

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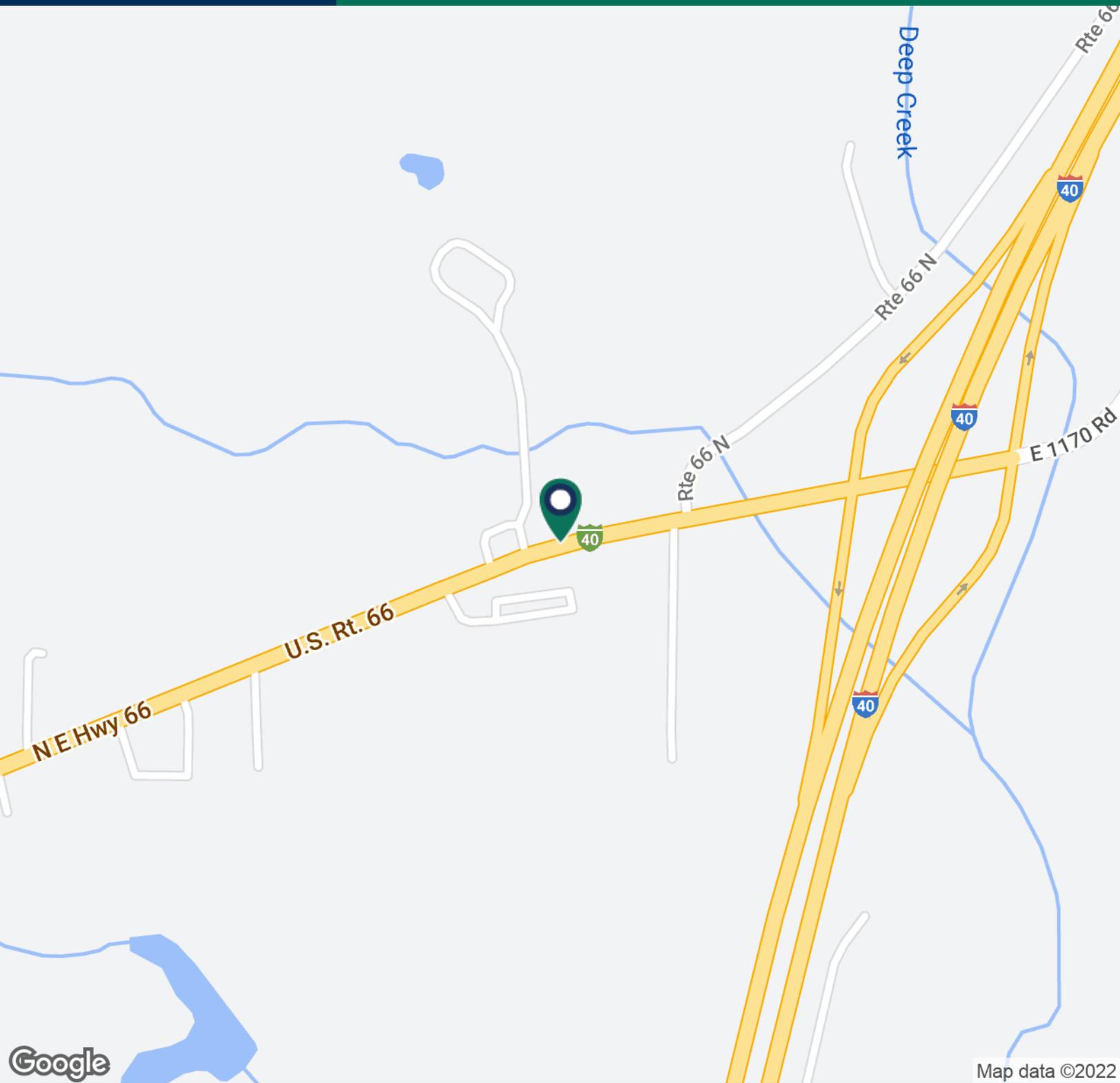
2901 E. Highway 66, Elk City, Becham County, Oklahoma,
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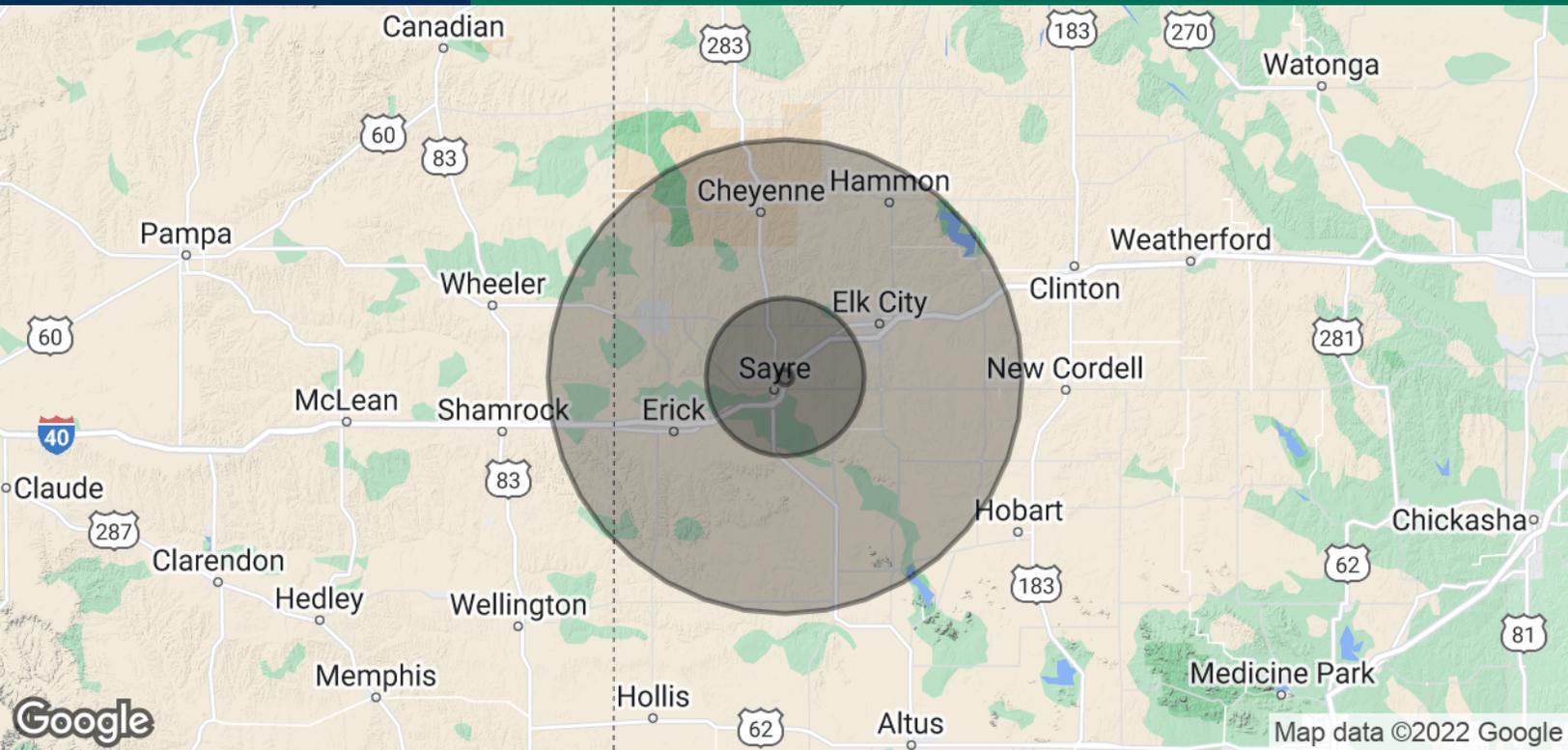
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POPULATION

	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 2020 ACS - US Census

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