



\$ 59,000



300 S Highway 82, Locust Grove, OK 74352

- » MLS #: 2631234
- » Land | Lot: 36,155 ft² (0.83 acres)
- » More Info: 300SHighway82.IsForSale.com



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PRIME HIGHWAY 82 FRONTAGE IN LOCUST GROVE! This surveyed 0.83-acre MOL tract offers approximately 145 feet of Hwy 82 frontage and 250 feet of depth, giving you a level, open site with excellent visibility in a location surrounded by both residential and established commercial activity. Positioned along the Hwy 82 corridor in Locust Grove, this property offers excellent visibility in an area surrounded by established businesses and community uses. Markham Ferry Apostolic Church is next door, with Sonic Drive-In, La Mansion Mexican Restaurant, Dollar Tree, Walmart Neighborhood Market and Tractor Supply all located within approximately a quarter mile. The Cherokee Turnpike/US-412 interchange is less than a mile away, providing convenient access west toward Tulsa and east toward Siloam Springs. Lake Hudson is less than 5 miles away, while MidAmerica Industrial Park is less than a 15-minute drive, making this an exceptionally accessible location for residential, investment or potential business use. Whether you're looking for a homesite, investment property or a high-visibility location with potential for future business use, this tract offers plenty of possibilities. **IMPORTANT USE INFORMATION:** Property is not being represented as currently zoned commercial. Commercial/non-residential use is subject to approval by the Town of Locust Grove. Seller notes that anyone wishing to pursue commercial or

