



15,800 CPD SHAWNEE BYPASS/HIGHWAY 62

4,673 CPD N. COUNTRY CLUB RD.

LOWE'S

MUSKOGEE LAND - HWY 62

2.75 ACRES FOR SALE, GROUND LEASE BUILD TO SUIT

📍 Highway 62 & Country Club Road Muskogee, OK 74403

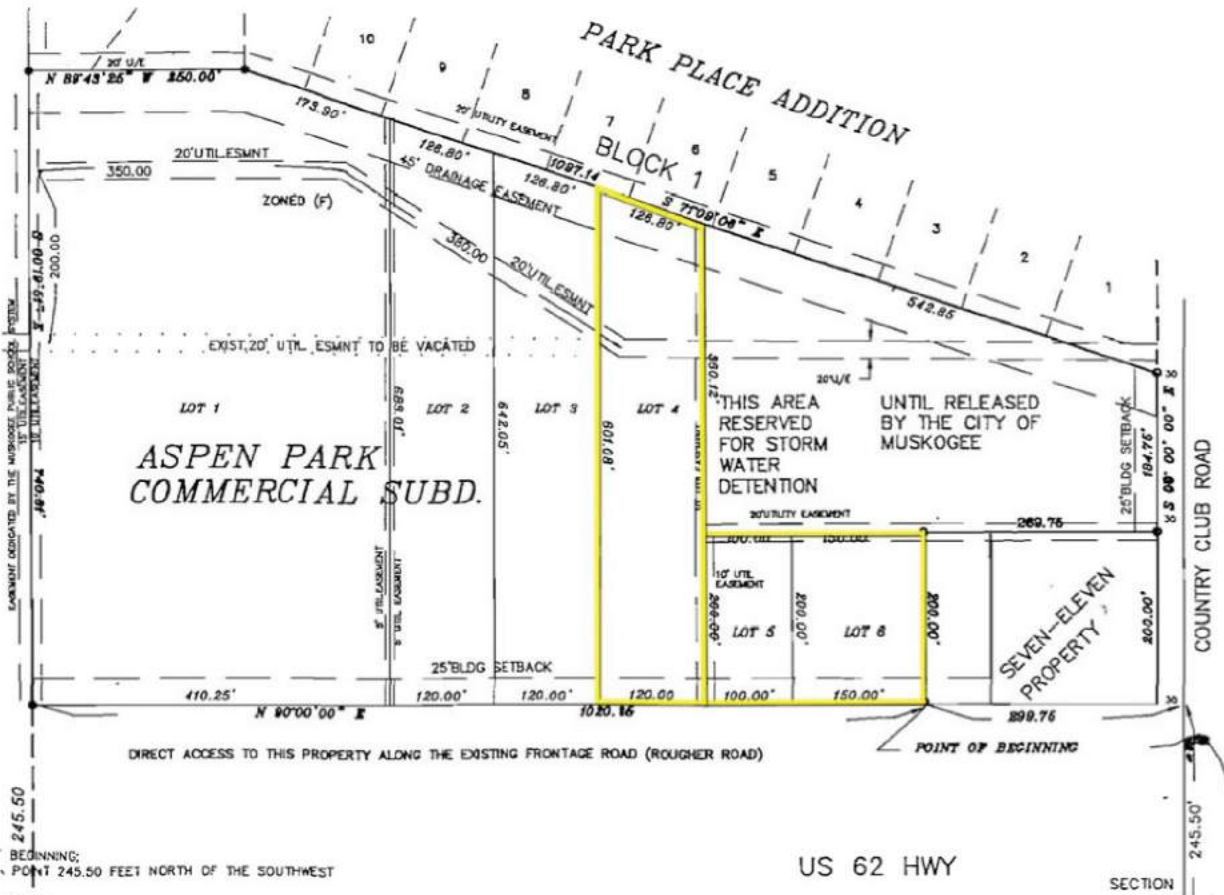
FOR MORE INFORMATION:

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OVERVIEW



LAND FOR SALE, GROUND LEASE BUILD TO SUIT

📍 Highway 62 & Country Club Road
Muskogee, OK 74403

ACREAGE: 2.75 ACRES
ZONING: F - General Commercial District
PRICE: \$375,000

PRIME LOCATION
Adjacent to Muskogee High School
962.4K Visits Adjacent Lowe's (placer.ai)
Convenient Access via HWY 62 (15,800 CPD)

MUSKOGEE AT A GLANCE

DEMOGRAPHICS	1 MI	3 MI	5 MI
AVG. HH INCOME	\$97,986	\$62,796	\$62,117
POPULATION	2,527	18,638	34,726
MEDIAN AGE	44.6	39.8	39.2

(esri 2022)

The Port of Muskogee is an economic hub, providing numerous jobs and contributing above \$2 Billion to Northeastern Oklahoma's economy. (Business Facilities)

ATTRactions

- Oklahoma Music Hall of Fame
- Castle of Muskogee
- Outlaw Motor Speedway
- Main Street/Downtown

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TRAFFIC GENERATORS



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4,673 CPD N. COUNTRY CLUB RD.

TRADE AREA

LOWES | HOBBY LOBBY | BEALLS OUTLET | OLLIES BARGAIN OUTLET | BIG LOTS | DUNHAMS | SEARS | PLANET FITNESS | CHAMPION FITNESS | BRAUMS | TACO BELL | LITTLE CAESARS | SUBWAY | BEYOND BLOCKCHAIN | SALVATION ARMY | MINI MAX | GALLERIA MATTRESS | OWENS ILLINOIS | EDWARD JONES | CASEYS | BANC FIRST | MUSKOGEE HIGH SCHOOL

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