



MUSKOGEE LAND - HWY 62

2.75 ACRES FOR SALE, GROUND LEASE BUILD TO SUIT

📍 Highway 62 & Country Club Road Muskogee, OK 74403

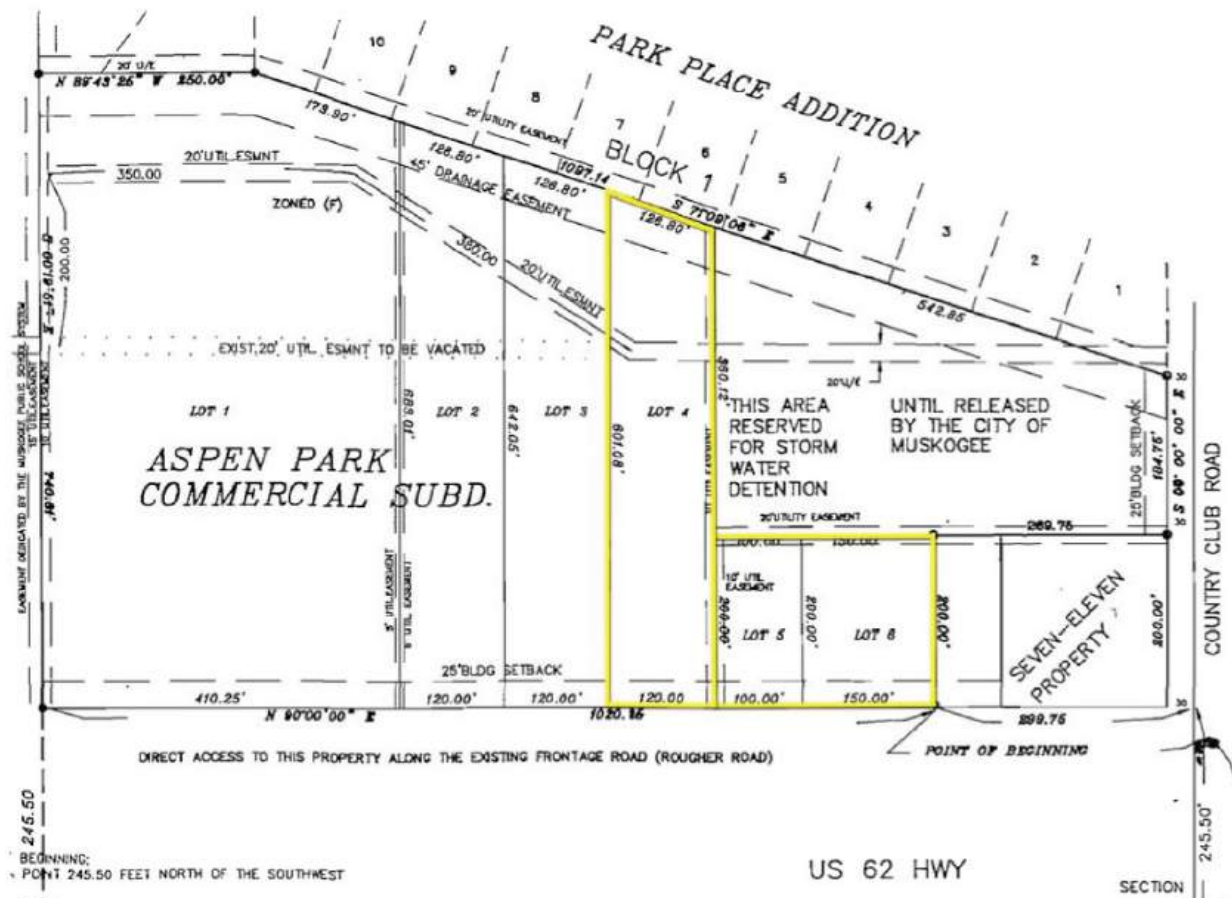
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PAINE
COMMERCIAL REAL ESTATE
paine-associates.com

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



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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