



**Commercial Development Land along Hwy 51**

**FOR SALE**

*Last Remaining  
Undeveloped Corner  
COMING INTO  
WEST STILLWATER*

**CORPORATE OFFICE:**  
950 N Liberty Dr.  
Columbia City, IN 46725  
**800.451.2709**  
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Stillwater, OK 74075

**Stillwater, Oklahoma**

**LISTING AGENT:  
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405-332-5505**

Charles Brent Wellings, 158091  
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**Priced at: \$3.62/Square Foot - \$1,750,000**

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- City Sewer Adjacent to Site
- Highly Visible Corner w/Elevation Above Hwy
- City Water Adjacent to Site
- Last Remaining Undeveloped Corner from West
- Numerous Potential Uses

Stillwater, Oklahoma

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NE Corner View

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**GENERAL DESCRIPTION:**

Excellent commercial development land along the Highway 51 corridor in West Stillwater. Located directly within the growth corridor of Stillwater's western district, this property is positioned to desirable location for a number of potential users. Flanked by an attractive combination of single-family rooftops, multifamily, assisted living, storage & retail. Average Daily Traffic counts a currently running 12,500 on Highway 51. With Oklahoma State University owning the north side of Highway 51 opposite of the subject site - Buyers will benefit from added long term scarcity of developable land in this area.



Highway 51 Frontage - NW Corner View



SW Corner View

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Acorn Stillwater, LLC • BW10P-OK



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