



**MLS# :** 35018-82500                      **Price :** \$99,500  
**Type :** Commercial Property              **Size :** 11 Acres  
**Address :** 21055 290th Street , Poteau , Oklahoma , 74953

**FEATURES**

- ✓ COMMERCIAL SITE POTENTIAL
- ✓ SCENIC MOUNTAIN VIEWS
- ✓ HANDY TO FT. SMITH, AR
- ✓ DEVELOPMENT POTENTIAL
- ✓ HOME SITE HANDY TO POTEAU
- ✓ UTILITIES FOR BUILDING
- ✓ HUNTING, CAMPING, FISHING
- ✓ JEFF COOPER (918)658-4162

**ABOUT THE PROPERTY**

**Location:** This property is located at 21055 290<sup>th</sup> street in Poteau, Oklahoma. The property is approximately 11 acres, in addition to the frontage along 290<sup>th</sup> street, it has road frontage along Old Tarby road on the east boundary of the property as well. The property also has visibility to highway 59 North all along the west boundary. The property is only 2 minutes from the Cavanal express by pass, on the northern edge of Poteau. Ft. Smith Arkansas approximately 80,000 population is only a 20-minute drive to the northeast. Wister Lake State Park and Cedar Lake are also a short drive away as well.

**Services to Property:** Electricity, rural water, septic system, natural gas.

**Land:** There are 11=-/ acres (m/l) of level open pasture type land. The land would be well suited for a private home site or with the road access on two sides, it could be sub divided into smaller parcels for single-family housing or commercial development such as health field clinics, car repair or tire shops, welding or for the building services industry. The property could also be a combination home and business site.

**Realtor’s Comments:** The location to highway 59, highway 112 and to Broadway in Poteau, makes this property a unique opportunity. The property is under the county codes for building and development. Being just minutes away from the main intersection for Wal-Mart and Broadway make it very convenient to expand your business or relocate your existing business.

**Property Taxes:** Property taxes are currently \$631/year.

**CONTACT US**

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SALES ASSOCIATE

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**Sale Price:** \$99500.00

For more information contact Sales Agent, **Jeff Cooper** at **918-658-4162**.