

# US HIGHWAY 77

THACKERVILLE, OK 73459 | MLS #: 2241642

\$2,140,500 |



View Online: <http://www.viewlisting.info/111262>  
For Instant Photos: Text 318086 To 415-877-1411

What are the 3 most important things in real estate? Location, Location, Location. Here you have all three, with some icing on the cake. This diverse 71 +/- acres is located just 1500' off of I-35 Exit 1 in the ready to pop town of Thackerville, OK. With close to 2000' of Highway 77 frontage, the opportunities are endless. Tons of commercial opportunity being this close to the Red River, with Winstar Casino being visible from the property and just a 2 mile drive away. Border Casino and the Chickasaw Travel Stop are less than a mile from this property. As if that wasn't enough, TxDOT and Odot have Highway 77 planned to connect directly across the Red River to Texas in the near future. There is 3 phase electric and Thackerville water at the road. This property has multiple springs on the north side that provides year round, fresh, cold, crystal clear water. Combine that with large Pecan and Oak Trees, you have a property primed to make your own paradise. Sandy soil, adequate fencing, and multiple ponds are in place to make this a great horse property or an investment opportunity you don't want to regret missing. Give me a call and let me take you on a tour.

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- Prime Commercial Possibilities!



## AGENT INFORMATION

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