

Prime Development Opportunity on Highway 51 North
of Tahlequah, OK
2600 N Vinita Ave
Tahlequah, OK 74464

\$624,000
26± Acres
Cherokee County



Prime Development Opportunity on Highway 51 North of Tahlequah, OK Tahlequah, OK / Cherokee County

SUMMARY

Address

2600 N Vinita Ave

City, State Zip

Tahlequah, OK 74464

County

Cherokee County

Type

Undeveloped Land

Latitude / Longitude

35.952812 / -94.972225

Acreage

26

Price

\$624,000

Property Website

<https://www.saltplainsproperties.com/property/prime-development-opportunity-on-highway-51-north-of-tahlequah-ok-/cherokee/oklahoma/103347/>



Prime Development Opportunity on Highway 51 North of Tahlequah, OK Tahlequah, OK / Cherokee County

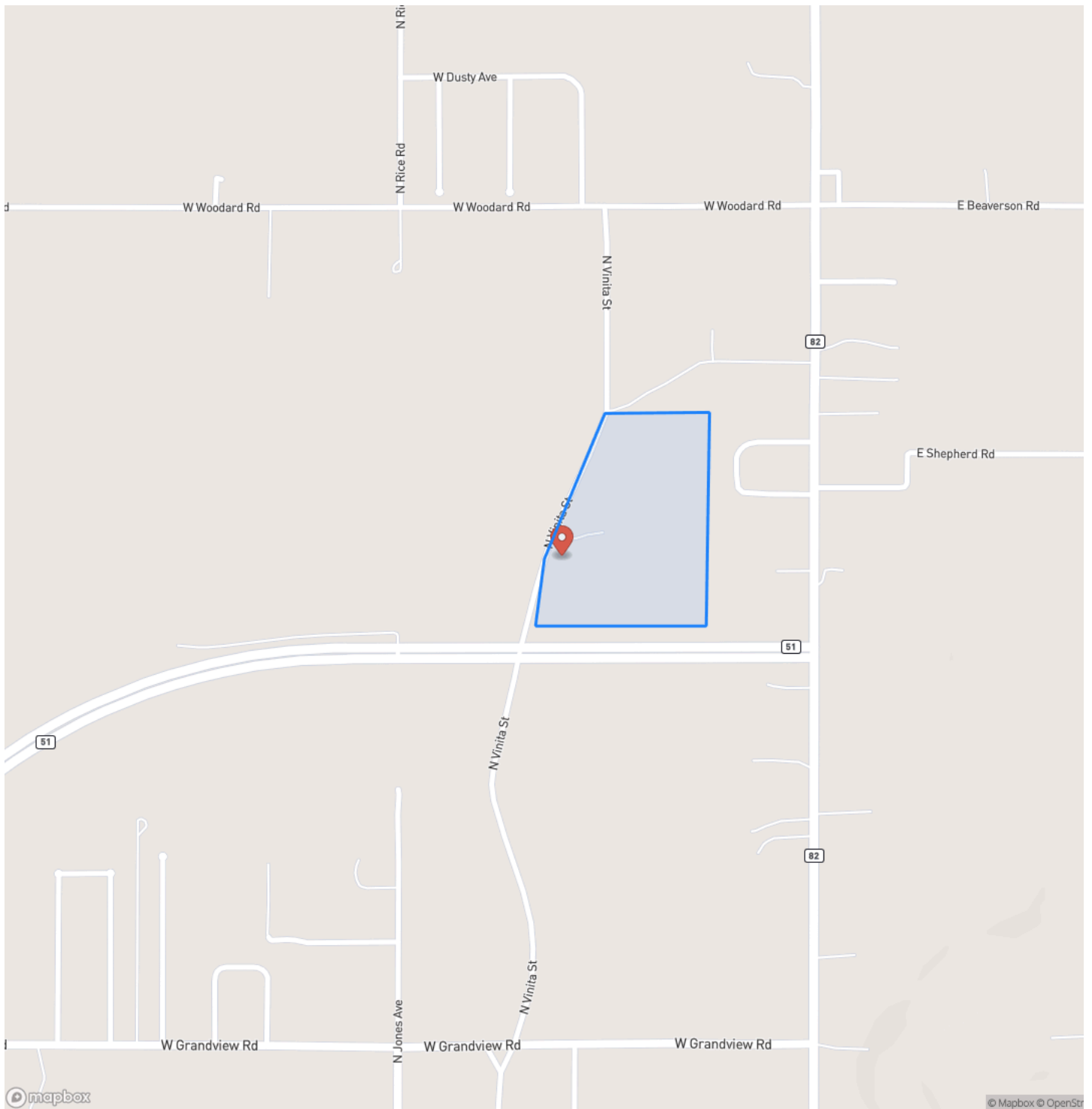
PROPERTY DESCRIPTION

Prime Development Opportunity on Highway 51 North of Tahlequah, OK Discover 26+/- acres of vacant land in a highly desirable location on Highway 51 north of Tahlequah in Cherokee County, Oklahoma. This exceptional property offers all utilities available, making it ready for your next project. With an impressive 991 feet of highway frontage along the new highway currently under construction and expected to be completed in June 2026, this tract is positioned for outstanding visibility and future growth. Recently cleared for the new owner, the property is a blank slate with endless potential for development. Whether you're looking for commercial, residential, or investment opportunities, this prime location provides the access, exposure, and infrastructure to support a wide range of possibilities. Don't miss this rare chance to own a strategically located piece of land in one of Cherokee County's most promising growth corridors.

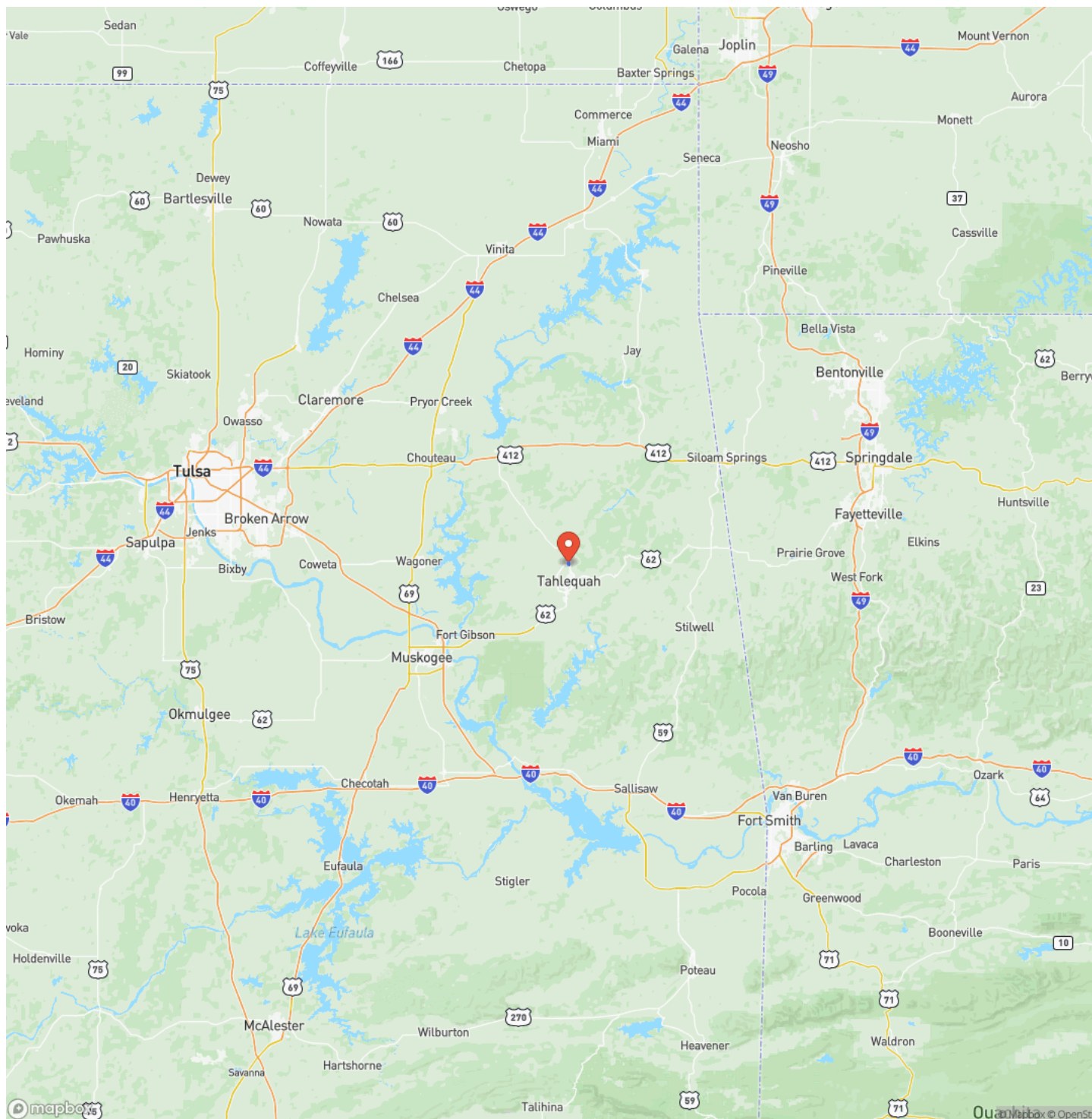
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Tahlequah, OK / Cherokee County



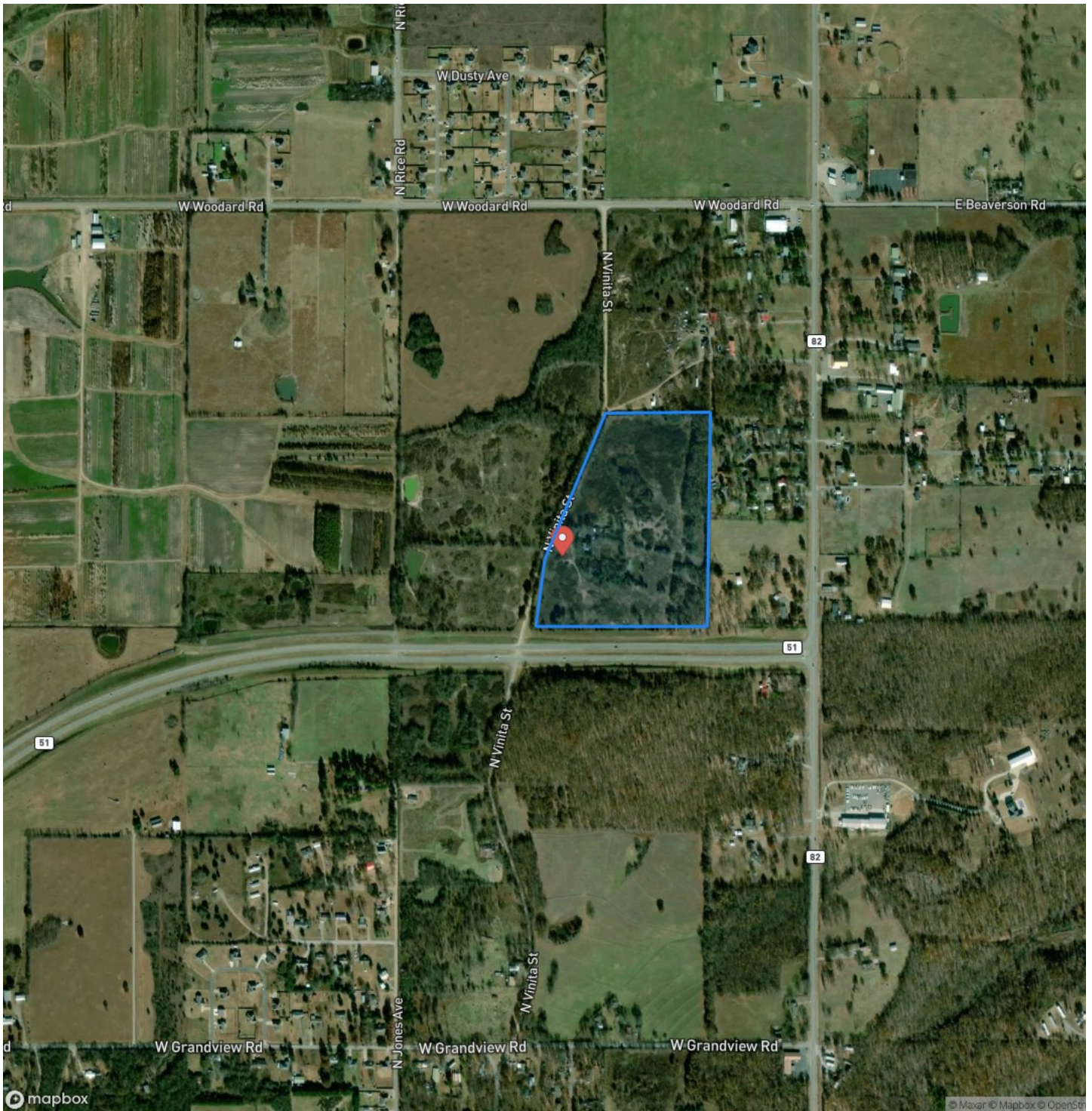
Locator Map



Locator Map



Satellite Map



Prime Development Opportunity on Highway 51 North of Tahlequah, OK Tahlequah, OK / Cherokee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Seth Fritts

Mobile

(918) 575-4298

Email

Seth@saltplainsproperties.com

Address

16 E Ayers St

City / State / Zip

Edmond, OK 73034

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.saltplainsproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which the broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, land classification, etc., are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Salt Plains Properties
16 E Ayers St
Edmond, OK 73034
(405) 406-7798
<https://www.saltplainsproperties.com/>

