



\$ 65,000



212 N Mayes St, Locust Grove, OK 74352

- » Beds: 1 | Baths: 1 Full
- » MLS #: 2541385
- » Single Family | 320 ft² | Lot: 40,249 ft² (0.92 acres)
- » More Info: 212NMayesSt.IsForSale.com



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Rare development potential in the heart of Locust Grove! Spanning eight city lots totaling 0.924 acre, this property offers space, location, and opportunity all in one package. Mature trees frame the land, which currently includes two small dwellings one older home needing major repair and another small structure of unknown condition. A prior mobile home has been removed, but there appear to be multiple utility setups on site, providing a head start for new construction. With its size and layout, this parcel is ideal for duplexes, multifamily housing, or custom builds. The setting is unbeatable: just minutes from Lake Hudson and Kerr Dam, less than 15 minutes to MidAmerica Industrial Park, and within easy reach of both Tulsa and Siloam Springs. Buyers will appreciate the balance of small-town charm and commuter convenience that Locust Grove delivers. This is a property for visionaries whether you plan to revitalize what's here, start fresh, or develop for investment income, the possibilities are wide open. Acreage of this scale in Locust Grove's historic core is rarely available. As-Is Disclosure: Seller makes no warranties regarding existing structures or utilities. Property to be sold as-is, where-is. Buyer responsible for due diligence on all improvements and development options. Don't miss the chance to secure nearly an acre in downtown Locust Grove with strong proximity to recreation, industry, and growth.

