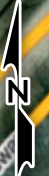


**Retail Pad Site: 1 .65 Acres +/-
World Famous Route 66 – Catoosa, OK 74015**

- **Location:** Elm Street (currently an easement) & N. Highway 66, SW corner.
One block north of stop light @ Highway 66 & Cherokee junction.
Across Route 66 from Catoosa Small Animal Hospital.
- **Frontage on Route 66** – 590 lineal foot frontage on world-famous Route 66
- **Addressses:**

415 Bluff	Catoosa, OT	north address
1920 N Hwy. 66	Catoosa, OT	middle address
1900 N. Hwy. 66	Catoosa, OT	south address
- **Zoning:** Commercial
- **Water & Sewer:** On-site
- **Existing Improvements (per City of Catoosa records):**
 - Storage warehouse 7,700 sq. ft. 415 Bluff, built 1975
 - Service repair garage 1,200 sq. ft. 1920 N. Hwy. 66, built 1980
 - Office building 960 sq. ft. 1920 N. Hwy. 66, built 1980
 - Service repair garage 720 sq. ft. 1920 N. Hwy 66, built 1980
 - Storage garage 136 sq. ft. 1920 N. Hwy. 66, built 1980
 - Storage warehouse 3,131 sq. ft. 1900 N. Hwy. 66, built 1980
- **Existing Lease Income: \$43,500/year**
 - \$1,550/Mo \$18,600/Yr Month-to-month lease North building
 - \$ 450/Mo \$ 5,400/Yr Month-to-month lease Storage building
 - \$1,500/Mo \$18,000/Yr Month-to-month lease South building
 - \$ 375/Qtr \$ 1,500/Yr Small sign/southside of property
- **Asking Price: \$1,089,000**

**Contact Herndon & Kelley: Larry Kelley, CCIM (918) 688-8872
Email: lkkelley42@gmail.com**

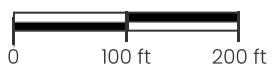


1.65 ACRES

660025494

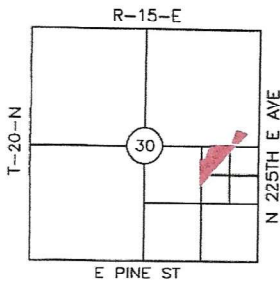


ROGERS COUNTY



BOUNDARY SURVEY

PREPARED FOR TERENCE WAYLAND



LOCATION MAP

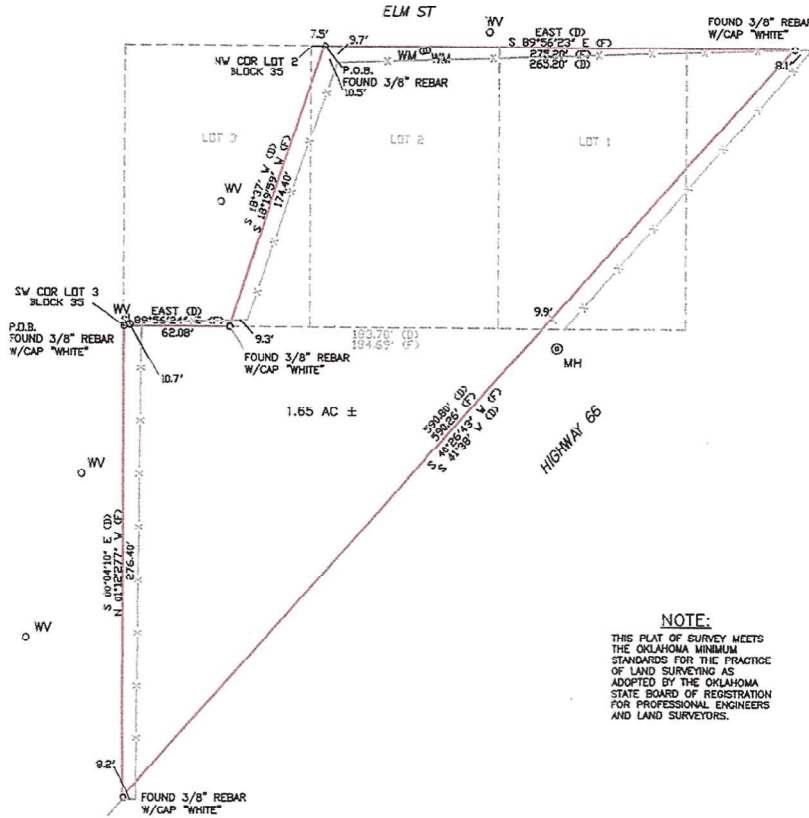
COUNTY: ROGERS



LEGEND

- = SET IRON PIN
- W/ CAP LS1316
- = FOUND MONUMENT
- = FENCE
- (F) = FIELD
- (D) = DEED
- ⊕ = SANITARY SEWER MANHOLE
- (V) = WATER VALVE
- (V) = WATER METER

BASIS OF BEARINGS:
 GRID: BASED ON
 OKLAHOMA STATE PLANE
 COORDINATE SYSTEM
 (NORTH ZONE 3501)



NOTE:
 THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

LEGAL DESCRIPTIONS
 "SEE ATTACHMENT"

CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ABOVE TRACT HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION. TO THE BEST OF MY KNOWLEDGE, THE ABOVE PLAT IS AN ACURATE REPRESENTATION OF SAID SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED, AND THERE ARE NO BUILDING ENCROACHMENTS THEREON EXCEPT AS INDICATED, AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE.

WITNESS MY HAND AND SEAL THIS 30 DAY OF JANUARY, 2026

DANIEL S. GOSS P.L.S. NO. 1316, CA NO. 3932 (EXP. 06/30/2026)



12347 HEYWOOD HILL RD.
 SAPULPA, OK 74066
 PH. (918)371-0096
 EMAIL
 SURVEY@DGOSS-SURVEY.COM
 WEBSITE
 DGOSS-SURVEY.COM



Scale: 1"=100'	DATE: 01/30/26
WAYLAND	DRAWN BY: DG
JOB # 14684	REVISED:
SITE LAST VISITED: 01/05/26	



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