Commercial Corner Lot - Across from Boy Scout Park – Shawnee, Oklahoma
1330 E Main St
Shawnee, OK 74801

$49,000
0.15± Acres
Pottawatomie County







SUMMARY

Address
1330 E Main St

City, State Zip
Shawnee, OK 74801

County
Pottawatomie County

Type
Commercial, Lot

Latitude / Longitude
35.327578 / -96.903491

Acreage
0.15

Price
$49,000

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

Located at 1330 E Main Street in Shawnee, Oklahoma, this corner lot presents an opportunity for business owners, developers, and investors seeking a commercial property in an established part of town. Positioned directly across from Boy Scout Park, the lot offers a recognizable location along East Main Street and a setting that may appeal to a variety of neighborhood-focused business concepts.

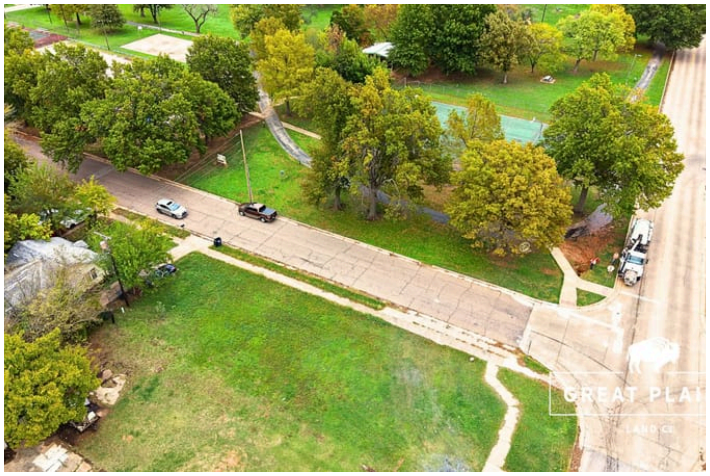
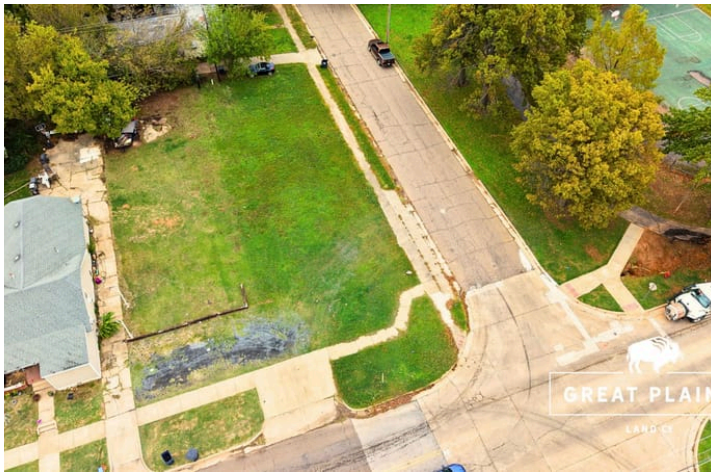
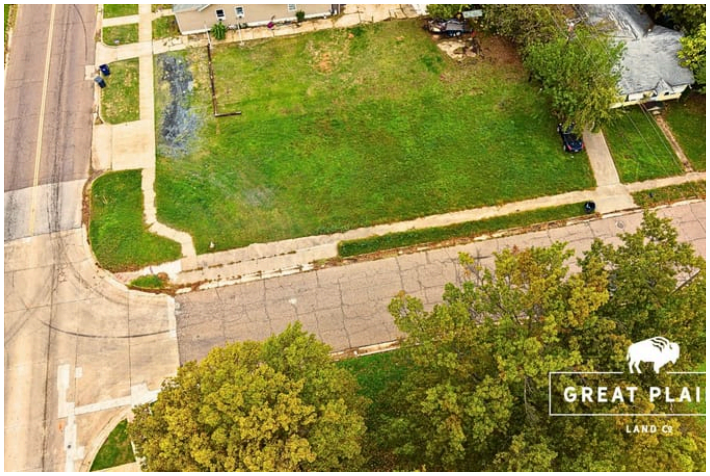
The property is identified as C-1 Local Commercial, a zoning category intended for neighborhood-scale commercial activity. Depending on city approval and applicable requirements, potential uses may include certain office, retail, or service businesses. The corner setting offers possibilities for site layout, customer access, and building orientation, subject to setbacks, driveway approvals, parking standards, and other development regulations.

For an owner-operator, this could be a chance to plan a location around the needs of a growing business. For an investor, it offers an opportunity to evaluate commercial development in Shawnee without taking on a large tract of land. Nearby residential areas and the park provide useful context for buyers considering a business designed to serve the surrounding community.

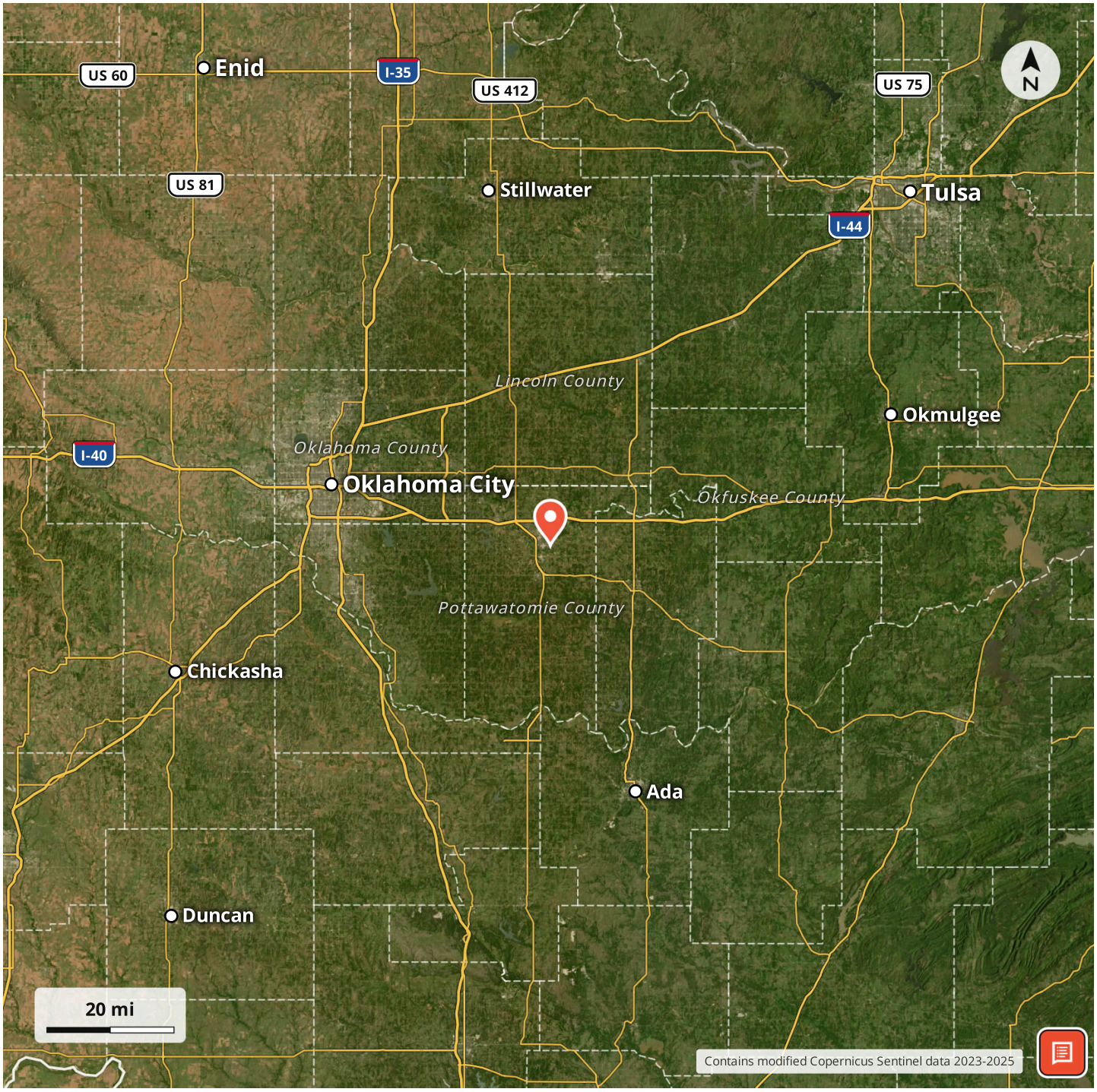
Whether your plans involve a professional office, neighborhood storefront, or another permitted commercial use, 1330 E Main Street is worth a closer look. Buyers should independently verify the parcel boundaries, acreage, zoning, permitted uses, utility availability, access, and all building or site-development requirements with the City of Shawnee before purchase.

Surface Rights Only

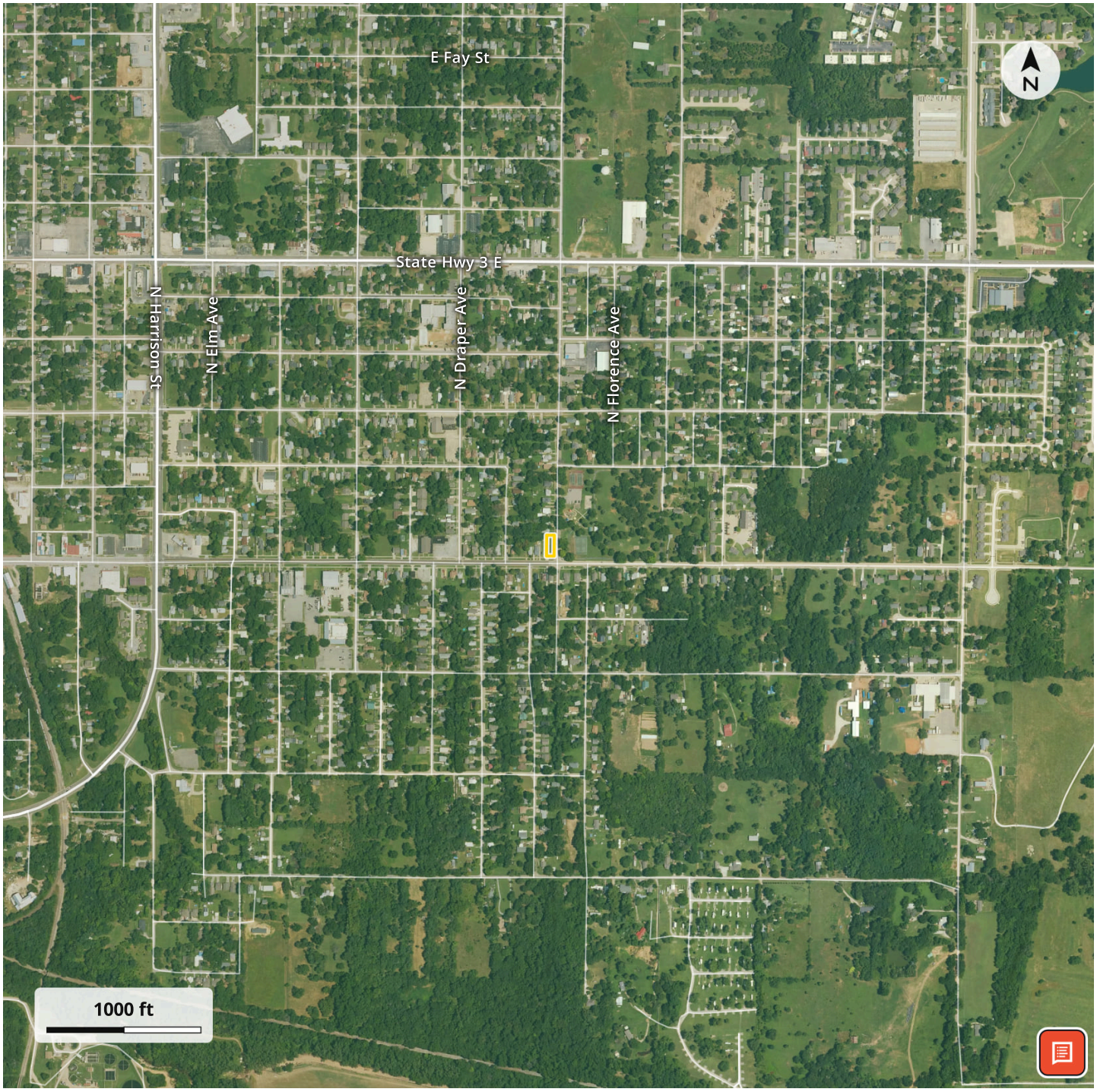


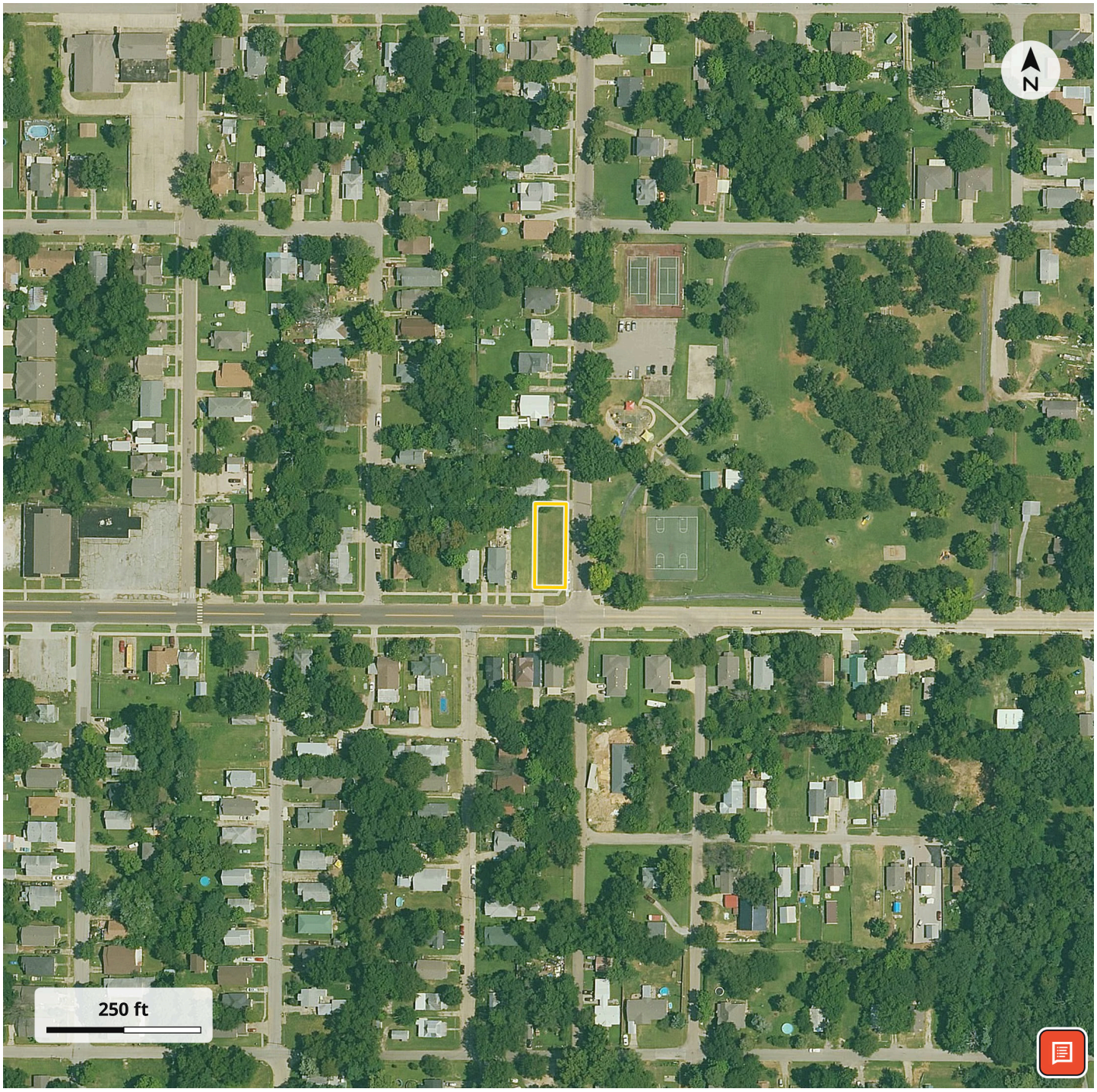
Regional Map



Locator Map


E Fay St
State Hwy 3 E
N Harrison St
N Elm Ave
N Draper Ave
N Florence Ave
N
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Address
12204 SW 8th Place

City / State / Zip
Yukon, OK 73099

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DISCLAIMERS

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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.

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