

I-40 Choctaw OKC 88
7725 S Indian Meridian
Choctaw, OK 73020

\$800,500
88± Acres
Oklahoma County



I-40 Choctaw OKC 88
Choctaw, OK / Oklahoma County

SUMMARY

Address

7725 S Indian Meridian

City, State Zip

Choctaw, OK 73020

County

Oklahoma County

Type

Hunting Land, Horse Property, Business Opportunity,
Undeveloped Land, Ranches

Latitude / Longitude

35.391335 / -97.247653

Acreage

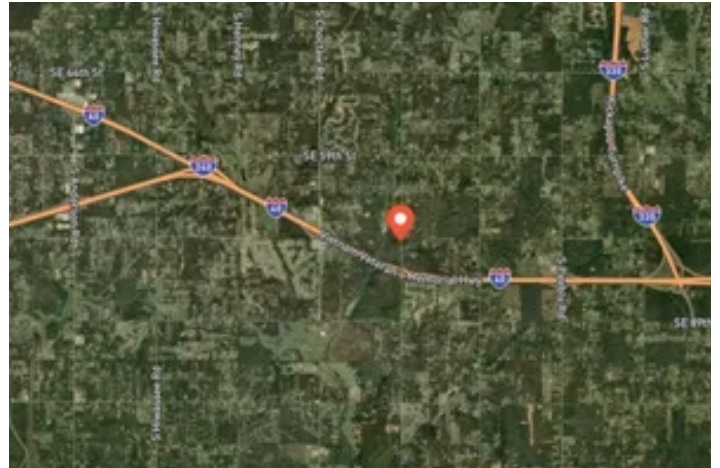
88

Price

\$800,500

Property Website

<https://greatplainslandcompany.com/detail/i-40-choctaw-okc-88-oklahoma-oklahoma/114837/>



PROPERTY DESCRIPTION

88± Acres of Scenic Land with I-40 Frontage, Ponds & Development Potential Near Oklahoma City. Contact Matt Church @ [918-766-3908](tel:918-766-3908).

Discover an exceptional opportunity to own approximately 88 acres of beautiful Oklahoma land at **7725 S Indian Meridian Rd, Choctaw, OK 73020**. Located just 25 minutes east of Oklahoma City and approximately 20 minutes from Shawnee, this property offers a rare combination of convenient access, scenic beauty, natural features, recreational appeal, and potential future development opportunities.

The land features beautiful elevation changes that create character, privacy, and impressive views throughout the property. Wooded areas provide mature trees, shade, privacy, and excellent habitat for local wildlife, while ponds add to the property's natural appeal and offer additional recreational possibilities. The combination of rolling terrain, timber, open areas, and water creates a diverse landscape that is increasingly difficult to find this close to the Oklahoma City metro area.

Access is another major advantage. The property is located along paved roads, providing convenient year-round access for owners, guests, equipment, and potential future improvements. Even more significant is the property's ample **Interstate 40 frontage**, offering excellent visibility and accessibility and adding an important dimension to the property's long-term potential. Depending on zoning, access, utilities, and applicable county and municipal approvals, the I-40 frontage could provide opportunities for a variety of future uses or development concepts.

For those looking for a place to build, the property offers multiple potential building sites. The elevation changes allow buyers to consider different locations for a home or other improvements, with opportunities to take advantage of scenic views, wooded surroundings, ponds, and the natural topography. Whether your vision is a private country estate, a family property, a recreational retreat, or a larger land investment, the property provides plenty of room and flexibility to create something special.

The property's location is particularly attractive for buyers who want the best of both worlds: peaceful country surroundings without giving up convenient access to Oklahoma City. Downtown and the greater Oklahoma City metro are approximately 25 minutes away, making it possible to enjoy the privacy and open space of a larger rural tract while remaining within an easy drive of employment centers, shopping, dining, entertainment, and other metropolitan amenities. Shawnee is approximately 20 minutes away, providing another nearby community for everyday needs and services.

Wildlife is another highlight of this property. The wooded portions, ponds, open ground, and varied elevations create an environment that can attract a variety of Oklahoma wildlife. The property offers opportunities for nature watching, outdoor recreation, hiking, hunting where permitted, and simply enjoying the peace and quiet that comes with owning acreage. Imagine watching wildlife move through the timber, enjoying a morning near the ponds, or taking in the changing colors of the Oklahoma landscape from one of the property's elevated areas.

The approximately 88 acres also offer an attractive land investment component. Larger tracts in convenient locations near major metropolitan areas can provide buyers with flexibility that smaller properties simply cannot. The property may offer potential for residential, agricultural, recreational, commercial, or other uses, subject to zoning, access, utilities, environmental considerations, and applicable governmental approvals. Buyers interested in future development should conduct their own due diligence regarding zoning, subdivision requirements, utility availability, road access, drainage, environmental restrictions, and permitted uses.

The property's proximity to Interstate 40 is especially noteworthy for those considering its long-term potential. Interstate frontage can be a valuable attribute for a property, particularly when combined with acreage, paved-road access, strong regional connectivity, and proximity to growing communities. The property's location between the Oklahoma City metro and Shawnee places it in an area with convenient access to major transportation routes while retaining a rural atmosphere.

For an individual buyer, this property could serve as a private homestead with room to spread out. For an investor, the acreage, location interstate frontage, and potential development opportunities make it worthy of serious consideration. For an outdoor enthusiast, the ponds, timber, elevation changes, wildlife, and open spaces provide a beautiful setting for recreation and relaxation. For someone looking toward the future, the property offers the flexibility and scale to explore a variety of possibilities.



The scenic character of the land is one of its strongest attributes. Rather than being a flat, uniform tract, the property offers natural elevation changes, wooded sections, ponds, open areas, and views that give the acreage a distinctive feel. These features can create separation between potential homesites and provide natural privacy while allowing a future owner to design improvements around the existing landscape rather than simply clearing and reshaping the property.

Paved road access further enhances the property's usability. Easy access is an important consideration when purchasing acreage, particularly for those planning to build, operate equipment, or make future improvements. Combined with the property's proximity to I-40, the paved-road frontage helps make this tract accessible while maintaining the privacy and character expected from a larger rural property.

This is a property that offers more than simply acreage. It presents an opportunity to own a substantial tract of land with natural beauty, multiple potential homesites, water features, wildlife, transportation access, and possible future income or development potential-all within approximately 25 minutes of Oklahoma City.

Whether you're searching for a private country estate, a family retreat, recreational property, an investment holding, or land with potential for future development, **7725 S Indian Meridian Rd** deserves a closer look. The combination of approximately 88 acres, scenic elevation changes, wooded areas, ponds, wildlife, paved-road access, ample I-40 frontage, and proximity to both Oklahoma City and Shawnee creates a unique opportunity in the Choctaw area.

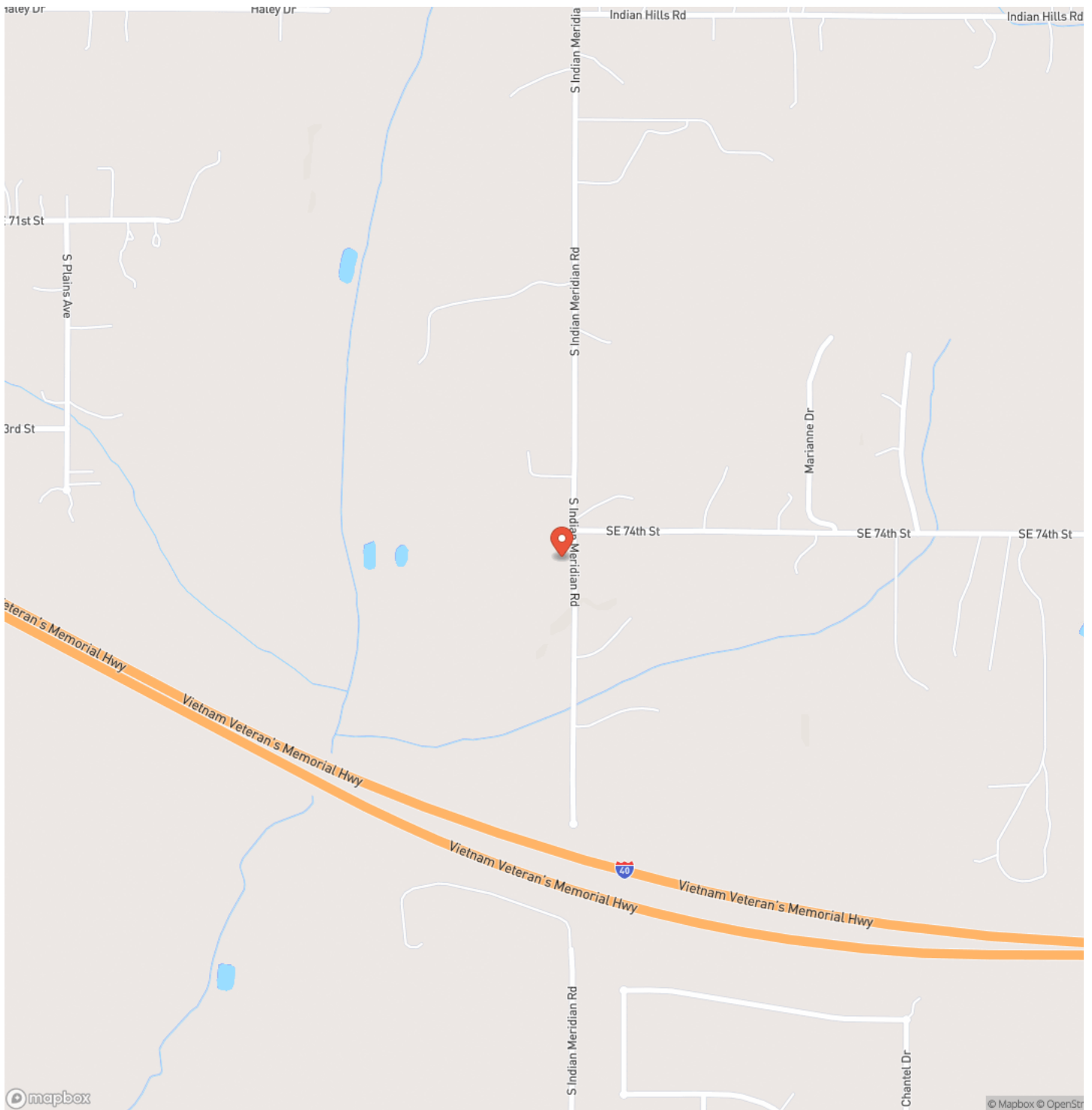
Opportunities to acquire this amount of land with this combination of location and features do not come along often. Take a closer look at the possibilities this property offers and envision what could be created here for today, tomorrow, and the years ahead.

Buyer to verify all information, including acreage, zoning, permitted uses, access, utilities, development requirements, restrictions, and potential income opportunities, to the buyer's satisfaction. Any development or income potential is subject to applicable zoning, governmental approvals, market conditions, and due diligence.

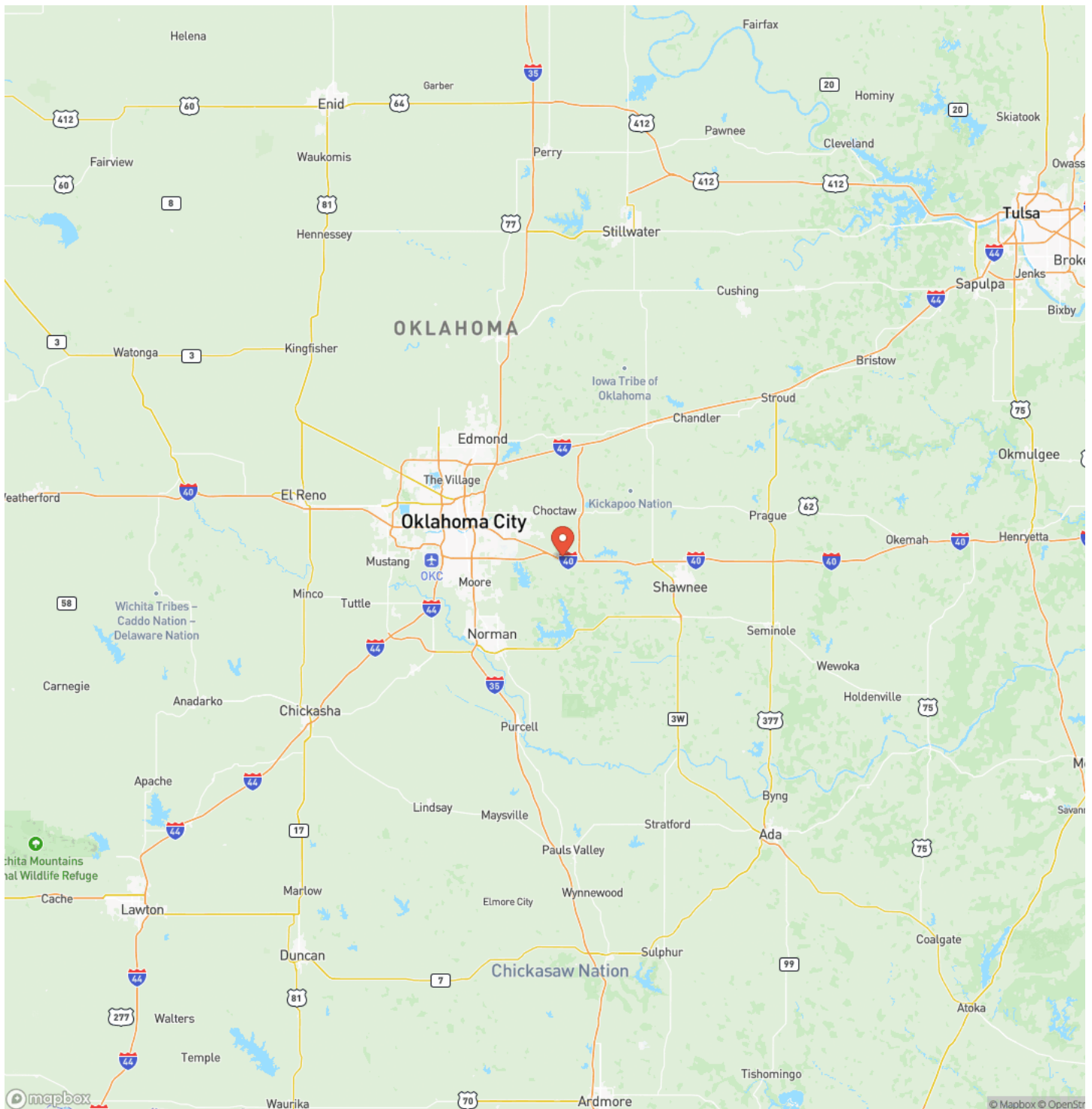




Locator Map



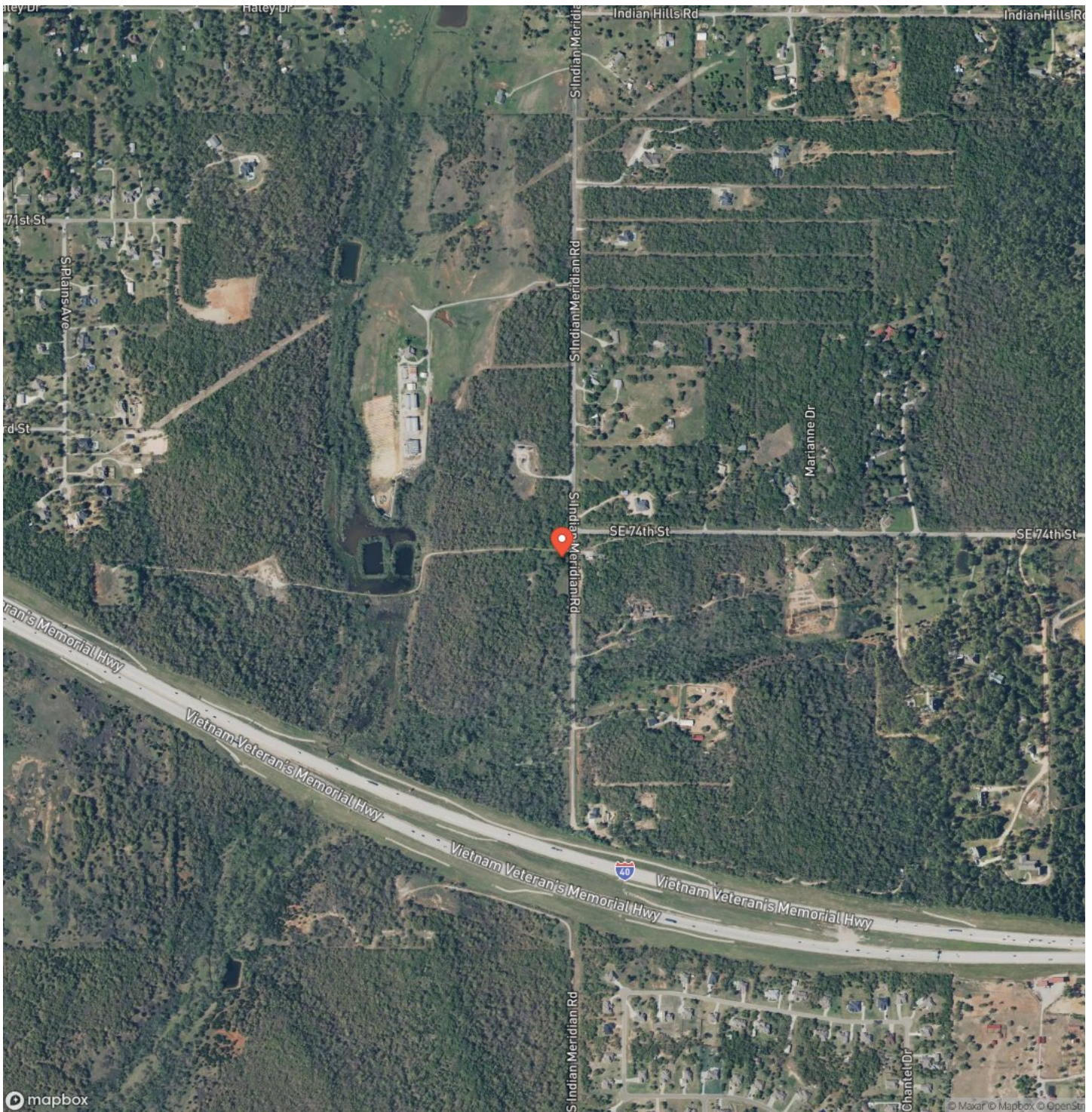
Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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DISCLAIMERS

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