

Vacant Land Agent Full

3535 Chandler Road Muskogee, OK 74403		List Price: \$399,000	
MLS#: 2625146	County: Muskogee	List Date: 07/09/2026	LP/SQ: 0
Status: Active	School District: Muskogee - Sch Dist (K5)	TRS: 15N-19E-31	DOM: 0
Type: Commercial Lot	Subdivision: Arnold II	List \$/Acre: \$291,028.45	CDOM: 0
Multiple Parcels: No			

Report A Violation



General Information

Current Use:		Cultivated:	
Lt Size-Sqft:	59,738	Timber:	
Lot Dimen:		Pasture:	
Road Frontage:		Acres:	1.37
Building:		Rd Surface:	
Mineral Rights:	None	Trees:	
Zoning:	E-1	HOA:	
Fence:	Partial		
Land Description:	Corner Lot		
Legal:	Lots 1 & 2 & Lot 3 less W26.5 & E49.5 Lot 6 & Lots 7 & 8 Block 1 less N15 to City.		

Recent: **07/09/2026 : NEW**

Remarks

Commercial land at a high traffic intersection with a traffic-controlled light. Frontage on Chandler Road, Country Club Road and Delaware St. Over an acre of land. Home on the property is of no value - value is in the land. Property is being sold "AS IS" and any abandoned items left inside at closing with go with the sale.

Listing Information

Accessibility Amen:		Sewer:	City
Water Source:	City		
Utility Connections on Premises:	Electric, Gas		
Area Amenities:			
Census Tract:		Mobile(s) Allowed:	

Taxes

Taxes/Tax Yr/Tax ID: **\$1,661/2025/**

Finance/Warranty Information

Assumable Loan:	Loan Int Rate:	Non-Qualifying:	PITI:
Loan Type:		Lender Name:	Yrs Remaining:
Loan Balance:	Fin Opt/Used: /		
Discount Pnts Buyer:	1st Time Buyer:	New Interest Rate:	
Discount Pnts Seller:	Concessions:		
Lakes & Rivers:		Dist to Lake/River:	
Lake/Water Amen:			

Office and Showing Information

Listing Office:	Fite & Reynolds Real Estate (1859)	Office Phone:	(918) 683-7784	Accept Delivery:	Yes
Listing Associate:	John Reynolds Jr (31332)	Contact Phone:	(918) 869-1212	Corp/Relocate:	No
Associate Lic #:	31332	Company OREC #:	40449		
Listing Team Name:		Limited Service:	No		
Owner:		Owner Phone:		Short Sale:	No
		Flood Notice Req:	No	Lender Owned:	No
OREC Disclosure Type:		Occupied:	No	Original List Price:	\$399,000
List Agreement Type:	Excl Right to Sell	Keybox Type:	Combo		
Showing Contact:	Call Agent	Possession:	At Closing		
Warranty:					

Broker Remarks: **Call realtor for alarm code.**

Directions: **From Muskogee Turnpike go West on Chandler Road - to Country Club Road - property is located on the SE corner. West of Caseys.**

Firm Only Remarks

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