



BIG CABIN COMMERCIAL DEVELOPMENT LAND

Craig County, Oklahoma · Big Cabin Interchange · I-44 / US Highway 69
 0000 E. 310 Road, Big Cabin, OK 74332 · Vinita Public School District

LIST PRICE: \$410,000 \$20,500 per acre · 20 m/l acres · No Zoning · No HOA

OVERVIEW

This property sits at one of northeast Oklahoma’s most strategically significant highway intersections — the point where US Highway 69 completes its northeast run from Dallas through McAlester and Muskogee and meets Interstate I-44 (Will Rogers Turnpike) near Vinita. Big Cabin is precisely at that junction, placing this parcel at the natural stop and staging point for freight and travelers on both corridors.

The 20 m/l acres of flat, open hay meadow sit just one-quarter mile west of Love’s truck stop and the Woodshed Big Cabin truck stop. Gently crowned and well-drained. FEMA Flood Zone X — no floodplain, no flood insurance required. City water and electric at the road. BOLT fiber optic internet available. Fenced 3 sides. No zoning. No HOA.

TRAFFIC — THE NUMBERS WORK

US-69 is the primary non-tolled freight alternative to I-44, carrying the Dallas–Fort Worth corridor northeast through McAlester and Muskogee. ODOT traffic counts:

I-44 AADT 20,000–25,000 vehicles/day	US-69 AADT 15,000–20,000 vehicles/day	I-44 Trucks ~27% of traffic stream
--	---	--

US-69 projected to grow from 25,000 AADT (2025) to 33,600+ by 2045. Truck volumes on similar corridors projected to grow up to 162% over the next decade.

PROPERTY HIGHLIGHTS

- ▶ Flat, open pasture — crowned, drains well
- ▶ Flood Zone X — not in a floodplain
- ▶ ¼ mile west of Love’s truck stop
- ▶ ¼ mile west of Woodshed Big Cabin truck stop
- ▶ Big Cabin city water at north boundary

PROPERTY DETAILS

Total Acres	20 m/l
County	Craig County, OK
Flood Zone	Zone X (no floodplain)
Water	City water at road
Electric	At the road
Internet	BOLT fiber optic
Fencing	3 sides barbed wire
Road	E. 310 Rd — paved
Road Class	ODOT Major Collector
Zoning	None
HOA	None
School Dist.	Vinita Public Schools
I-44 / US-69	¼ mile east

ODOT TRAFFIC DATA

I-44:	20,000–25,000 AADT ~27% heavy trucks
US-69:	15,000–20,000 AADT Dallas–Muskogee–Vinita
2045:	33,600+ AADT on US-69 projected growth

- ▶ Electric service available at the road
- ▶ BOLT high-speed fiber optic internet
- ▶ Fenced 3 sides — barbed wire
- ▶ No zoning — Craig County
- ▶ E. 310 Road: ODOT Major Collector — paved
- ▶ Connects Historic Route 66 (west) to US Hwy 69 (east)
- ▶ Midway between Joplin, MO and Tulsa, OK on I-44

POTENTIAL USES

Warehouse / Distribution: Dallas–Midwest freight convergence. Flat ground, fiber, city water, paved ODOT Major Collector.

RV Park / Campground: 35,000–45,000 vehicles/day at the interchange. Utilities at road. Room for big-rig pull-throughs.

Horse Motel / Equine Stop: Underserved niche. Flat pasture, water, trailer parking.

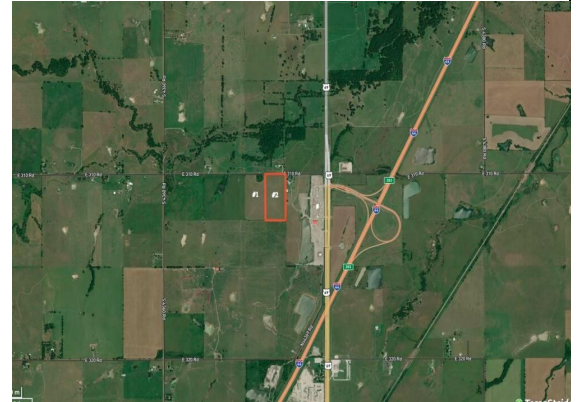
Residential Subdivision: No zoning. Water and electric at road. Paved county road access.

Trucks:

Up to +162%
similar corridors

Source: Oklahoma Dept. of Transportation (ODOT)

LOCATION MAPS



Big Cabin Interchange — I-44 & US Hwy 69



E. 310 Road — ODOT Major Collector, paved

Debbie Durkee, REALTOR, ALC, CRS · National Land Realty · 918-416-7609 · 4915 S. Newport Ave., Tulsa, OK 74105

Information deemed reliable but not guaranteed. Acreage is more or less (m/l). Traffic data sourced from ODOT. Buyers to verify all data independently.