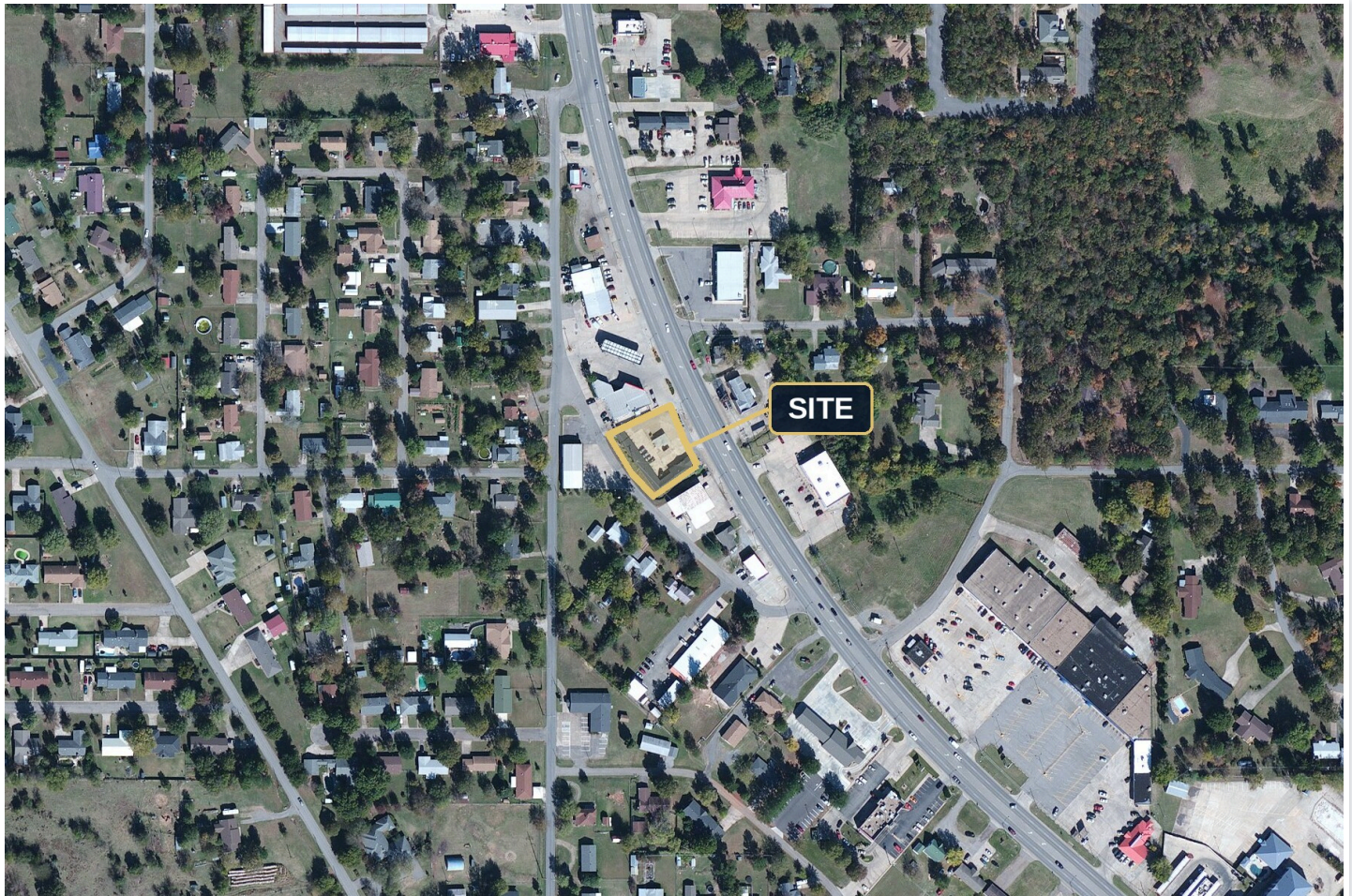


FOR SALE | COMMERCIAL LAND

2011 N Broadway St

Poteau, Oklahoma 74953 • LeFlore County



Site outlined in gold. Boundary from LeFlore County parcel data (approximate). Aerial imagery may predate current site conditions.

\$298,000

Asking Price

0.48 AC

20,909 SF

C2

Commercial Zoning

15,700

Vehicles Per Day

Cleared commercial pad on Poteau's main retail corridor, with all utilities to the site.

Surrounded by National Retailers



Retailers shown are within about one-half mile of the site. Traffic counts: ODOT, 2024. Aerial imagery may predate current conditions.

PROPERTY OVERVIEW

A Ready Site on N Broadway

2011 N Broadway is a 0.48-acre commercial lot with direct frontage on N Broadway (US-59/US-271), the main north-south commercial corridor through Poteau. The site also fronts Circle Drive at the rear, giving two points of access. It sits among national retailers, banks and restaurants, with all utilities already to the site.

Property Details

Site Information	
Address	2011 N Broadway St, Poteau, OK 74953
County	LeFlore County
Parcel ID	Q080-00-003-000-0-006-00
Land Area	0.48 acres (20,909 SF)
Zoning	C2 Commercial
Status	Vacant, cleared land
Frontage	N Broadway (US-59/US-271) and Circle Dr
Topography	Level
Utilities	All utilities to the site
Flood Zone	FEMA Zone X (minimal flood hazard)
Traffic Count	15,700 VPD on N Broadway (ODOT, 2024)
School District	Poteau Public Schools
Asking Price	\$298,000 (\$14.25/SF)

Investment Highlights

- High-visibility frontage on Poteau's primary commercial corridor
- Cleared lot, ready for new construction
- Dual access from N Broadway and Circle Dr
- Surrounded by national tenants including AutoZone, Whataburger, Taco Bell, Pizza Hut, Sonic and Braum's
- Well suited for quick-service restaurant, retail, auto service, medical or office use

In the Heart of North Poteau



- AutoZone (across Broadway)
- Whataburger
- Taco Bell
- Pizza Hut
- Sonic Drive-In
- Braum's
- First National Bank, Community State Bank, Arvest
- Walmart Supercenter (N Broadway)

- Eastern Oklahoma Medical Center
- Carl Albert State College
- Kiamichi Technology Center
- LeFlore County Courthouse (county seat)

- Fort Smith, AR: ± 31 miles
- I-40: ± 35 miles
- Tulsa: ± 126 miles
- Oklahoma City: ± 191 miles

Poteau & LeFlore County

Poteau is the county seat of LeFlore County and the retail and service hub for southeast Oklahoma's Fort Smith border region. US-59 and US-271 run together through town on Broadway, and the four-lane US-59 bypass and SH-112 bring regional traffic from Fort Smith, Spiro and Heavener. The city is home to Carl Albert State College, Eastern Oklahoma Medical Center and employers such as Tyson, Rheem, Baldor Electric, OK Foods and the Choctaw Nation.

Demographics

	3 Miles	5 Miles	10 Miles
Population	8,644	9,350	21,057
Households	3,163	3,370	7,477
Median HH Income	\$50,700	\$51,100	\$55,400
Average HH Income	\$61,900	\$62,800	\$69,100

9,171 Poteau Population (2025)	50,196 LeFlore County (2025)	129,898 Workers within 60 Minutes
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Traffic Counts (ODOT, 2024)

Road	Vehicles Per Day
N Broadway at site	15,700
N Broadway, next segment north	14,300
US-59 Bypass (Cavanal Expressway)	12,300 – 13,900
SH-112 north of town	10,400
Circle Dr (rear access)	960

Sources: U.S. Census Bureau (2025 estimates; ACS 2020-2024 5-year estimates, radius figures approximate); Oklahoma Department of Transportation; Oklahoma Department of Commerce; FEMA. All information is from sources deemed reliable but is not guaranteed. Buyer should verify all information, including zoning, utilities and boundaries. Subject to prior sale, price change or withdrawal without notice.