

Listing #1



0 Blanco Rd, McAlester, OK 74501

List Price	\$1,150,000 on 07/09/2026
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11891666
Property Type	Multi-Unit (5+)
County	Pittsburg
Township	Savanna
School	SAVANNA
Total Tax	\$2,441
Tax ID	0000-12-04N=14E-0-102-01
FEMA Flood Map	fema.gov/portal

6-Unit Luxury Tiny Home Community - Rare opportunity to acquire a fully leased tiny home community on approximately 6 acres at E Wise Road and Blanco Road in McAlester, Oklahoma. This boutique property features 6 upscale tiny homes with quality finishes and appliances, a pond setting, and current long-term rents ranging from approximately \$1,500 to \$1,650 per month. Conveniently located just minutes from US Highway 69, this site offers easy regional access and is within a short drive of the McAlester Army Ammunition Plant, a major local employment center. US-69 is a primary north-south corridor through McAlester, connecting to Tulsa and the Dallas-Fort Worth metroplex via established highway routes, making this an attractive location for both local and regional renters.

Property Details

- 6.00 Acres
- Built in 2025

Unit Information

Unit #1 – RESIDENTIAL_INCOME, Bedrooms: 2, Full Baths: 2, Occupied, Unit Count: 4

Unit #2 – RESIDENTIAL_INCOME, Bedrooms: 1, Full Baths: 1, Occupied, Unit Count: 5

Unit #3 – RESIDENTIAL_INCOME, Bedrooms: 1, Full Baths: 1, Occupied, Unit Count: 6

Unit #4 – RESIDENTIAL_INCOME, Bedrooms: 1, Full Baths: 1, Occupied, Unit Count: 7

Unit #5 – RESIDENTIAL_INCOME, Bedrooms: 1, Full Baths: 1, Unit Count: 8

Unit #6 – RESIDENTIAL_INCOME, Bedrooms: 1, Full Baths: 1, Unit Count: 9

Interior Features

- Vinyl Plank Flooring
- Electric Fuel
- Natural Gas Avail
- 6 Mini Split Zones

Exterior Features

- Frame Construction
- Asphalt Shingles Roof
- Municipal Sewer
- Scenic View
- Wood Siding
- Municipal Water
- Street View

Commercial Info

- 7.50% Cap. Rate

Income/Expenses

- Net Income \$88,700

Taxes and Fees

- Tax Year 2025

Listed By

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Listing data is deemed reliable but is NOT guaranteed accurate.