

The Newsletter For  
Investors in  
Commercial &  
Residential Real  
Estate and  
Businesses

I N T H I S I S S U E

What's New .....1-9  
Website Address.....carey-hughes.com



# The REALTY ADVISOR.®

May 11, 2026 ♦ Volume 5 ♦ Issue 1

**Property # 287** **\$57,500**  
Langley, Oklahoma  
287 West Broadway Avenue  
0.356Acre - 6 Building Lots

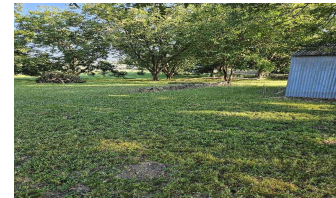


**JW WELDON HUGHES, CHA  
CAREY-HUGHES  
REALTY ADVISORS, INC.**  
*"Advisors, Brokers and  
Managers of Hotel/Motel,  
Residential, Land, Ranch, Farm and  
Commercial Real Estate"*  
890 Highway 28 East  
P.O. Box 703  
Langley, OK 74350  
**405.949.0606**

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*The information contained herein was obtained from sources we consider reliable and accurate. However, we cannot guarantee for errors, omissions, prior sale, withdrawal from the market or any corrections or changes including but not limited to price. If your property is currently listed with a real estate broker please disregard this as it is not our intention to solicit the offerings of other real estate brokers. We work and cooperate fully with all real estate brokers.*

**Property # 287** **SOLD**  
Langley, Oklahoma  
Shed and 5,000sf - 4 Half Lots of Land  
for Development



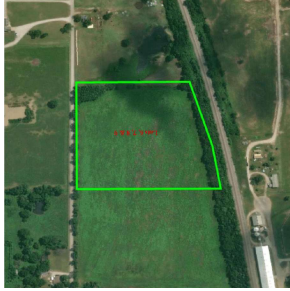
**Property # 26** **\$225,000**  
Langley, Oklahoma (Grand Lake)  
Highway 28 Location  
800sf Multi-purpose Building



**CHECK  
ALL OUR  
LISTINGS  
ON OUR  
WEBSITE  
[carey-hughes.com](http://carey-hughes.com)**

 **MyStateMLS**  
<https://www.mystatmls.com/search/>

**Property # 4440**      **\$131,600**  
Welch, Oklahoma  
**10.6473 Acres of Development Land**  
Lots 6, 7, 8 & 9 in Tract 2



**Property # 213**      **\$66,000**  
Mobile Home, 700sf, on 13,500 SF  
(MOL), 4 Lots (Spavinaw Williams  
Subdivision - Block 2, Lots 14, 15, 18  
& 19)  
Newly Updated, 2 Bedrooms, 1 Bath  
Utilities / Water - City of Tulsa;  
Electric - PSO, Public Service  
Company of Oklahoma; Sewer - septic  
system  
Located in the Spavinaw, Salina,  
Ketchum School Districts  
2025 Estimated Taxes \$86



**Property # 14**      **\$165,000**  
Spavinaw, Oklahoma (Spavinaw Lake)



**TURN-KEY OPERATING,  
SUCCESSFUL RESTAURANT  
BUSINESS and REAL ESTATE**



Building Size SF:432± Sq. Ft.  
Restaurant Building, Plus 2  
Auxilliary Buildings for Storage

Real Estate Taxes 2021:\$120.00

Property Has 3 City Lots, Each  
Approximately 25'± x 100'±



***"The Sign of Sales"®***

**Property # 238**      **SOLD**  
286 West Court Avenue  
Langley, OK (Grand Lake)  
Lots 14 & 15 - 5,500sf / 0.126  
Ac (MOL)



The REALTY ADVISOR®

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**Property # 278**      **\$136,000 Each**  
South 4465 Road  
Langley, OK (Grand Lake)  
Building For Sale

0.36ac in Lot 4 & 0.36ac in Lot 5

**BUILD YOUR HOME and/or  
BARNDOMINIUM  
BUILDING GREAT FOR  
STORAGE OF ALL YOUR  
TOYS**

**In the Heart of South Grand Lake  
Activities**



**Property # 3817**      **\$1,475,000**  
3817 North Asbury Avenue  
Bethany, OK

Size SF/Units: 5,400± By County / 3  
Units  
Listing Price: \$1,475,000  
Price Per SF: \$273.00  
Occupancy: Upon Funding  
Zoning: Residential  
2025 Real Estate Taxes: \$6,370 Est.

The RESIDENTIAL SUITES in downtown Bethany, Oklahoma will serve the area for accommodations for individuals interested in living in a quiet, peaceful setting, yet urban area. Excellent, premier location, just off the Northwest 39<sup>th</sup> Exp., only 3 miles East of the Kilpatrick Turnpike for easy access to any metro location.

The suites are located within walking distance of many restaurants, banks, shopping, Southern Nazarene University and the Bethany Children's Health Center

SUITE A - 3 Bed, 2 Bath and Garage, SUITE B - 3 Bed, 2 Bath & SUITE C - 4 Bed, 2 Bath with fenced yard

Walking distance to restaurants; bars; medical clinic; shopping; banks; churches & schools  
5,400± square foot building with pitched roof, built in 1982 on .3469 MOL of an acre  
Rehab took place in 2017, 2023 & 2025 with new air conditioning in 2023 and new roof in 2025

Interior Walls Sheetrock  
Laminate, Carpet & Tile  
Throughout  
Utilities: City Water & Sewer;  
Electricity  
Great Monument Sign



**Property # 4040**      **\$131,600**  
South 4440 Road  
Welch, OK

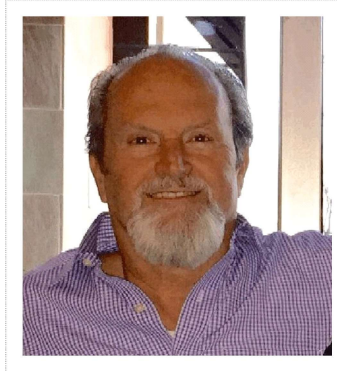


**Property # 281    SOLD**

NW Corner of Old  
Ketchum Road and  
Highway 28 East at 901  
South Ketchum Road, ½  
mile from Pensacola Dam  
on Grand Lake  
Langley, OK  
½ Block East of Highway  
82

**HEAVY TRAFFIC  
AREA**

1,478sf Building that needs  
repairs, being sold "AS  
IS", on .16 of an acre



 **MyStateMLS**  
https://www.mystatems.com/search/  
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**We appreciate  
your business!**

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Ranch and Commercial Real Estate"*

**890 Highway 28 East  
P.O. Box 703  
Langley, OK 74350**



**Property # 346**      **Two Options Available**  
**At \$105-\$165,000**

Blue Bonnet Avenue  
Disney Island, OK (Grand Lake)

Listing Price - Option 1: \$165,000  
Land Size SF/Acres: 5 Lots (lots 1, 2, 3, 4 & 9) (Each 50' x 120') & 2 Half Lots (lots 5 & 8)(Each 50' x 60')  
Combined Total of .8264 of an Acre (MOL 36,000sf)

Listing Price - Option 2: \$105,000  
Land Size SF/Acres: 4 Lots (lots 1, 2, 3 & 4) (Each 50' x 120') & 1 Half Lot (East Half of lot 5)(50' x 60')  
Combined Total of .5854 of an Acre (MOL 25,500sf)

Property fronts East side of Blue Bonnet Avenue, Disney, OK 74340

Ready for your home or barndominium

**Shop / Storage Building on site**

RESTRICTIONS: Non-commercial Storage,  
No Outside Storage and/or Outside Junk Storage

In the heart of South Grand Lake of the Cherokees, OK Activities



**Property # 66**      **\$200,000**  
140 West 4<sup>th</sup> Avenue  
Bristow, OK 74010

**BUILDING & REAL ESTATE FOR SALE -**  
**GOOD BUSINESS LOCATION**

Building and Lots 7 & 8, Block 84 (0.321AC) and the North 30 Feet of Lot 14, Block 84 (0.07AC)(16,983.76 square feet for .391 AC)



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**Property # 210****\$225,000**210 North Baldwin Avenue  
Spavinaw, OK 74366Location: 210 N. Baldwin Avenue, Spavinaw, OK  
74366

Size SF/Units: 978± By County

Listing Price: \$245,000

Price Per Unit/SF: \$250.00

Occupancy: Upon Funding

Zoning: Residential

2025 Real Estate Taxes: \$424

Home Built in 1940 on 1.98 Acres MOL (86,248.80sf),  
16 Lots (New Town of Spavinaw Subdivision - Block  
18, Lots 1 through 8 & 15 through 22)

2 Bedrooms, 1 Bath

Currently Used As A Rental

Located in the Spavinaw, Salina, Ketchum School  
Districts

2025 Taxes \$424

Directions: From Highway 20 South take Tulsa  
Avenue West, turn North on Baldwin Avenue to  
Property at 210 N. Baldwin

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**Property # 3230****\$1,250,000**3230 North Rockwell Avenue  
Bethany, OK 73008**Property Details:**Location: 3230 North Rockwell Avenue,  
Bethany, OK 73008

Size SF/Units: 4,598± By County

Listing Price: \$1,250,000

Price Per SF: \$271.86

Land Area: 25,021sf / 0.57 of an Acre

Occupancy: Upon Funding

Zoning: Commercial

2025 Real Estate Taxes: \$2,703 Estimated

**Property Features:****NEW LISTING!**Excellent, premier location, midway between  
Northwest 39th Expressway and NW 30th  
Street on N. Rockwell Avenue, a main  
throughfare in BethanyGreat building located in Bethany business  
area4,598± square foot building with pitched roof,  
built in 1984 on a corner lot of .57 MOL of an  
acre (25,201sf MOL)Major renovations took place in 2022, 2023  
& 2025

Interior Walls Sheetrock

Laminate, Carpet &amp; Tile Throughout

Utilities: City Water &amp; Sewer; OG&amp;E

Electricity

2025 Taxes \$2,703 Estimated



**Property # 3000**  
Spavinaw, OK 74366

**\$2,500 Per Lot**

16 LOTS in SPAVINAW PARK ADDITION, FIRST STREET & ROSS AVENUE - BLOCK 8, LOTS 1-8 and FIRST STREET & SMITH STREET - BLOCK 5, LOTS 1-4 & 13-16 for HOMES

**Property Details:**

Location: Unassigned First Street, Second Street and Delaware Street, Spavinaw, OK 74366  
Listing Price: \$2,500 PER LOT (4 Lot Minimum)  
Land Size SF/Acres: Varies  
Availability: Negotiable  
Zoning: Residential  
2025 Real Estate Taxes: \$TBD

Level property, on a quiet street in Spavinaw, OK 74366

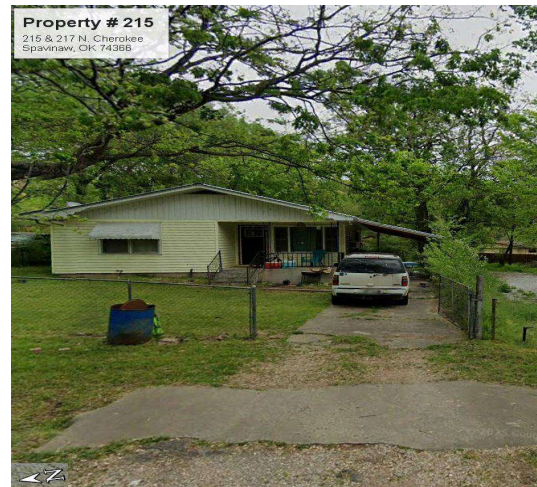


**Property # 215**  
215 & 217 N. Cherokee Street  
Spavinaw, OK 74366

**\$85,000**

Location: 215 & 217 N. Cherokee Street, Spavinaw, OK 74366  
Size SF/Units: 1,036± By County  
Listing Price: \$85,000  
Price Per Unit/SF: \$82.05  
Occupancy: Upon Funding  
Zoning: Residential  
2025 Real Estate Taxes: \$424

Home Built in 1962 on 13,000 SF (MOL), 2 Lots (Spavinaw Williams Subdivision - Block 2, Lots 10 & 11)  
2 Bedrooms, 1 Bath  
Currently Used As A Rental  
Located in the Spavinaw, Salina, Ketchum School Districts  
2025 Taxes \$424  
Directions: From Highway 20 South (Main Street) take Arkansas Avenue East, turn South on Cherokee Street to Property at 215



**Property # 4328**  
Eucha, OK 74342

**\$1,200,000**

Property Details:

**COSBY'S CATFISH RESTAURANT**

Location: Eucha / Grand Lake, OK, Fronting Highway 28  
Listing Price: \$1,200,000  
Size SF of Building: 3,157+- Sq. Ft. Building (MOL)  
Size SF/Acres: 2.05AC (MOL 89,298sf) By  
Courthouse Records

Property Features:

Property Fronts Highway 28 at 4328 , Eucha, OK  
74342  
Buildings Sit on 2.05AC (Restaurant, 2 Mobile Homes,  
2 Bunk Houses for Employees, Church, Storage and 4  
RV Lots)  
Rural Water and Septic Sewer  
Ready for Your Private Storage or Your Business  
In the Heart of South Grand Lake of the Cherokees,  
OK Activities



**Property # 959**  
Langley, OK 74350

**\$79,000**

Property Details:

Location: Langley, OK  
Size SF: 750± Sq. Ft.  
Purchase Price Per SF: \$79,000.00  
Purchase Price Per SF: \$105.33  
Availability: Immediate  
Zoning: Highway Commercial, Open Zoning  
Property Features:

This remodeled, move-in- ready, commercial space is located on Highway 82 in Langley, OK. With a short distance from Pensacola Dam and Grand Lake the possibilities are endless! Located just North of the intersections of OK 82 & OK 28 you get plenty of through traffic!  
750 Square Feet of Office, Restaurant, or Retail Space  
NOT Available for Use as a Medical Dispensary  
Space is Ready for Use as a Salon  
CO-OP (Association) Fee of \$184.00 Per Month (includes trash service, maintenance of building exterior, electricity for the sign, the sign, grounds keeping and insurance covering roof and structural repairs  
959 North 3rd Street, Langley, OK 74350  
Frontage on Highway 82 South



**Property # 130**  
130 West Main  
Disney, OK 74340

**\$136,000**

**BUILD OUT THIS OPEN FLOOR PLAN,  
1,320 SQUARE FOOT BUILDING INTO  
YOUR BUSINESS or YOUR PERSONAL  
STORAGE FOR YOUR TOYS**

**Property Details:**

Location: Disney / Grand Lake, OK, Fronting  
Highway 28 ( 130 West Main Street )  
Listing Price: \$136,000  
Size SF of Building: 1,320+- Sq. Ft. Building  
(MOL)  
Price Per Unit/SF: \$103.03  
Size SF/Acres: 0.21AC (MOL 9,000sf) By  
Courthouse Records

**Property Features:**

Property Fronts Highway 28 South at 130 West  
Main Street, Disney, OK 74340  
3 City Lots, Building Sits on 1 Lot, 25'x 120',  
Two Lots 25' x 120' Are Vacant  
City Water and Sewer  
Ready for Your Business or Your Private  
Storage Facility

In the Heart of South Grand Lake  
of the Cherokees, OK Activities



**Property #5486**  
5486 County Road 366  
Eucha, OK 74342

**\$525,000**

**Beautiful Lakeside Home with Enclosed Boat Dock**

**Property Details:**

Location: 5486 County Road 366, Eucha, OK 74342  
Size SF/Units: 1,500± By County  
Listing Price: \$525,000  
Price Per Unit/SF: \$350.00  
Occupancy: Upon Funding  
Zoning: Residential  
Real Estate Taxes: \$2,114

**Property Features:**

Home Built in 1921 on 1 Large, Gradual, Terraced  
Incline, Lakeside Lot with Approximately .30 Acre  
(72.5' x 154' MOL, 11,165sf)

Large, Open Living, Kitchen Area and Dining Area  
2 Bedrooms, 1 Full Bath, Plus 1/4 Bath with Stool &  
Sink / Laundry Area

Roomy, Enclosed Boat Dock with Separate Heated  
Sitting Area, Complete with Fishing Access in the  
Floor

Located in the Jay School District

2013 Taxes \$2,114.00

Directions: From Highway 28 East take South 540  
Road North to 375 Road, turn right on 375 Road, turn  
left to South 543 Road, to County Road 366, turn left  
on County Road 366 to the property on the left, 5486.



