

WINSTAR CASINO



# River Ridge

AT THE WINSTAR  
Thackerville, Oklahoma in Love County at Exit 1

**TABULATIONS**

TOTAL AVAILABLE LAND AREA 151.43 acres +/-  
 Not included in land availability: Chickasaw Nation 1<sup>st</sup> tract 16 acres,  
 2<sup>nd</sup> tract 3.1 acres, Restaurant 2.0 acres, Best Western 1.72 acres,  
 Day Care and Clinic 4 acres, solo lots 4.5 acres, apartments 8 acres,  
 ODOT row 5 acres (county maintained roads).  
 Original land 197 acres...out 45.57 acres = 151.43 acres

RESIDENTIAL LOTS DISTRICT I....48 platted LOTS  
 RESIDENTIAL LOTS DISTRICT II...50 LOTS  
 RESIDENTIAL LOTS DISTRICT III...60 cottage LOTS  
 25 bungalow LOTS

COMMERCIAL.....70 acres +/-

UTILITY COMPANY AND EXISTING 25,000 SF RETAIL  
 CENTER INCLUDED IN ACQUISITION

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 water, power, cable and storm water  
 installed....development will be on septic and propane

WINSTAR GOLF COURSE

APARTMENTS

AREA FOR A POTENTIAL  
"WATER PARK"



CONCEPTUAL SITE PLAN



COMMUNITY CENTER  
 open air pavilion - tennis courts  
 swimming pool - jogging trails

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