

PRICE EDWARDS AND CO.

FOR
SALE

FORMER ALORICA BUILDING

1012 RADIO RD, DURANT, OK 74701



BRANDY RUNDEL

retail leasing associate
brundel@priceedwards.com
O: 405.990.5337 C: 405.990.5337

Sale Price

\$3,750,000

FORMER ALORICA BUILDING

1012 RADIO RD, DURANT, OK 74701



PROPERTY DESCRIPTION

Located in the heart of Durant's most active retail corridor, this expansive 63,000 SF development spans 5.87 acres and offers exceptional visibility and accessibility. **Positioned just off Main Street and Radio Road**, the site lies within one of the most **highly traveled** areas on the west side of Durant. It is within walking distance to major national retailers including Walmart Supercenter, Lowe's Home Improvement, Harbor Freight, and Walgreens. A wide variety of national restaurant chains are also nearby, such as Chili's, McDonald's, Jimmy's Egg, Wingstop, and more—making this an ideal location for retail, dining, or service-based businesses.

With a Metropolitan Statistical Area (MSA) population of over 50,000 and growing, Durant is a thriving hub of commerce in southeastern Oklahoma. The site also benefits from its close proximity to the **Choctaw Nation Casino and Headquarters**, a major regional employer and entertainment destination, drawing over **6.7 million** visitors annually. This consistent influx of guests creates strong year-round demand for retail and service amenities.

PROPERTY HIGHLIGHTS

- ±63,000 SF on 5.87 acres
- Premier location in Durant's dominant retail corridor
- Positioned off Main Street and Radio Road
- Walking distance to anchor retailers and national restaurants
- Serves a growing MSA of 50,000+ residents
- Near Choctaw Nation Casino and Headquarters with 6.7 million annual visitors
- Ideal for retail, dining, hospitality, or mixed-use development

OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	5.87 acres
Building Size:	63,000 SF +/-
Year Built:	1989

BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

FORMER ALORICA BUILDING

1012 RADIO RD, DURANT, OK 74701



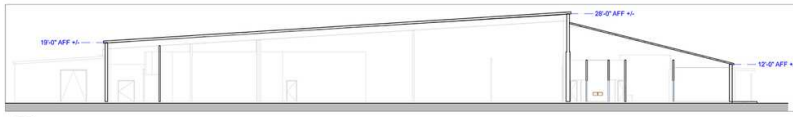
BRANDY RUNDEL

brundel@priceedwards.com

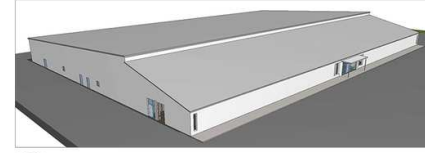
O: 405.990.5337 C: 405.990.5337

FORMER ALORICA BUILDING

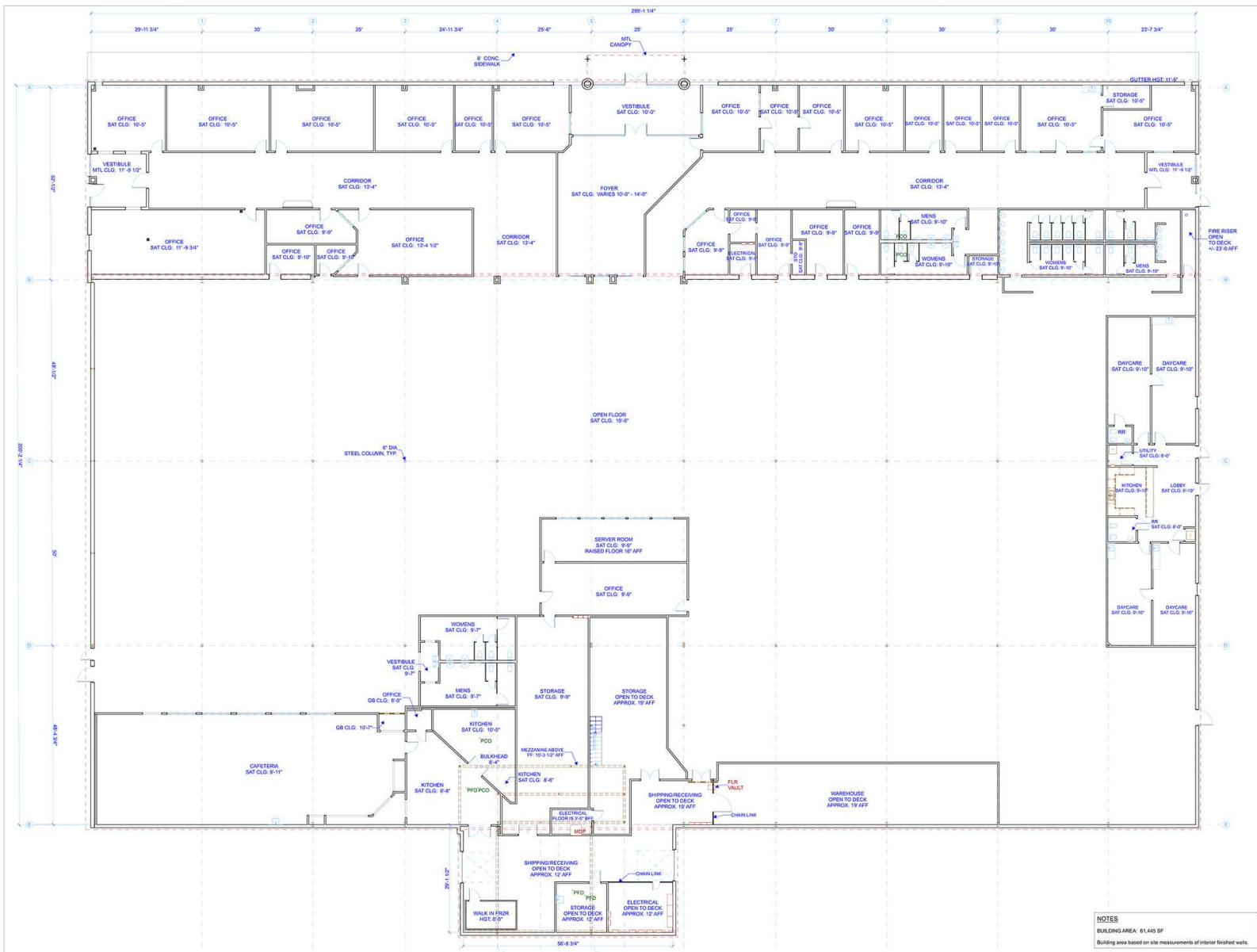
1012 RADIO RD DURANT, OK 74701



2 TYPICAL BUILDING E-W BUILDING SECTION
SCALE: 1/16" = 1'-0"



3 GENERAL AERIAL PERSPECTIVE
NOT TO SCALE



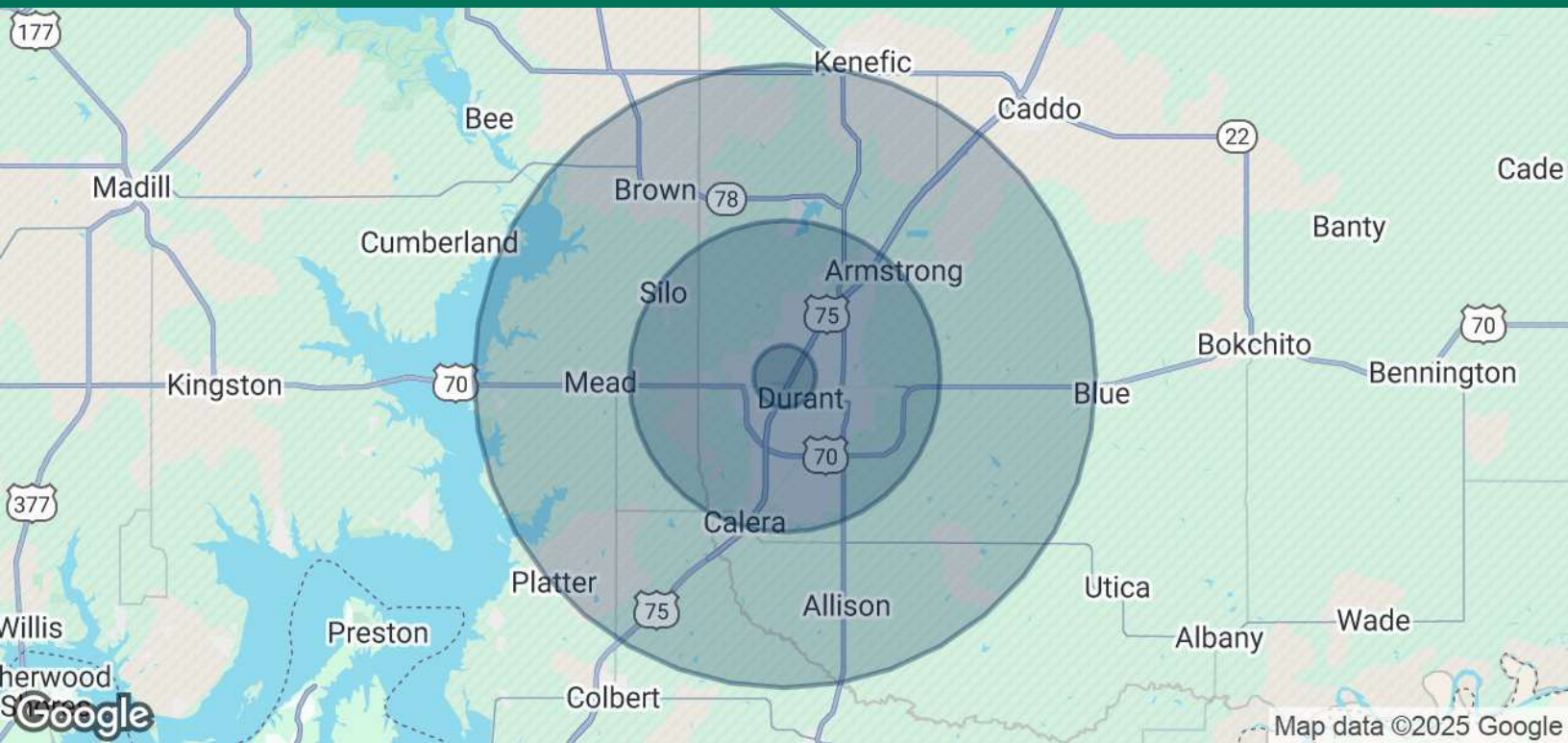
BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

FORMER ALORICA BUILDING

1012 RADIO RD, DURANT, OK 74701



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,279	27,764	37,137
Average Age	39	37	38
Average Age (Male)	37	36	37
Average Age (Female)	40	39	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,727	10,597	14,242
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$78,964	\$76,907	\$78,609
Average House Value	\$191,634	\$198,417	\$202,832

Demographics data derived from AlphaMap

04092025

BRANDY RUNDEL

brundel@pricedwards.com

O: 405.990.5337 C: 405.990.5337