



PROPERTY DESCRIPTION

Located along US Highway 77 in Paoli, Oklahoma, this 5.23 acre property offers a flexible opportunity for an owner user or investor seeking small bay industrial space with land for expansion. The site includes a 1,200 square foot single story metal building constructed in 2001, suitable for contractor services, equipment storage, light industrial, or service operations.

Highway frontage provides strong visibility and convenient access for trucks and equipment. The expansive acreage allows room for additional structures, outdoor storage, or future development.

PROPERTY HIGHLIGHTS

- 1,200 SF industrial building
- 5.23 acre site with expansion potential
- Metal construction built in 2001
- Highway frontage on US Highway 77
- Ideal for contractor, service, or storage users
- Low operating costs typical of rural Oklahoma properties
- Gated property with controlled access
- SHOWINGS BY APPOINTMENT ONLY

DETAILS

Sale Price:	\$80,000
Building Size:	1,200 SF

Brandy Rundel

brundel@priceedwards.com
405.990.5337

Rosha Wood

rwood@priceedwards.com
405.239.1219

**PRICE
EDWARDS**
AND COMPANY

12388 U.S. Highway 77, Paoli, OK 73074

FOR SALE

\$80,000



Brandy Rundel

brundel@priceedwards.com
405.990.5337

Rosha Wood

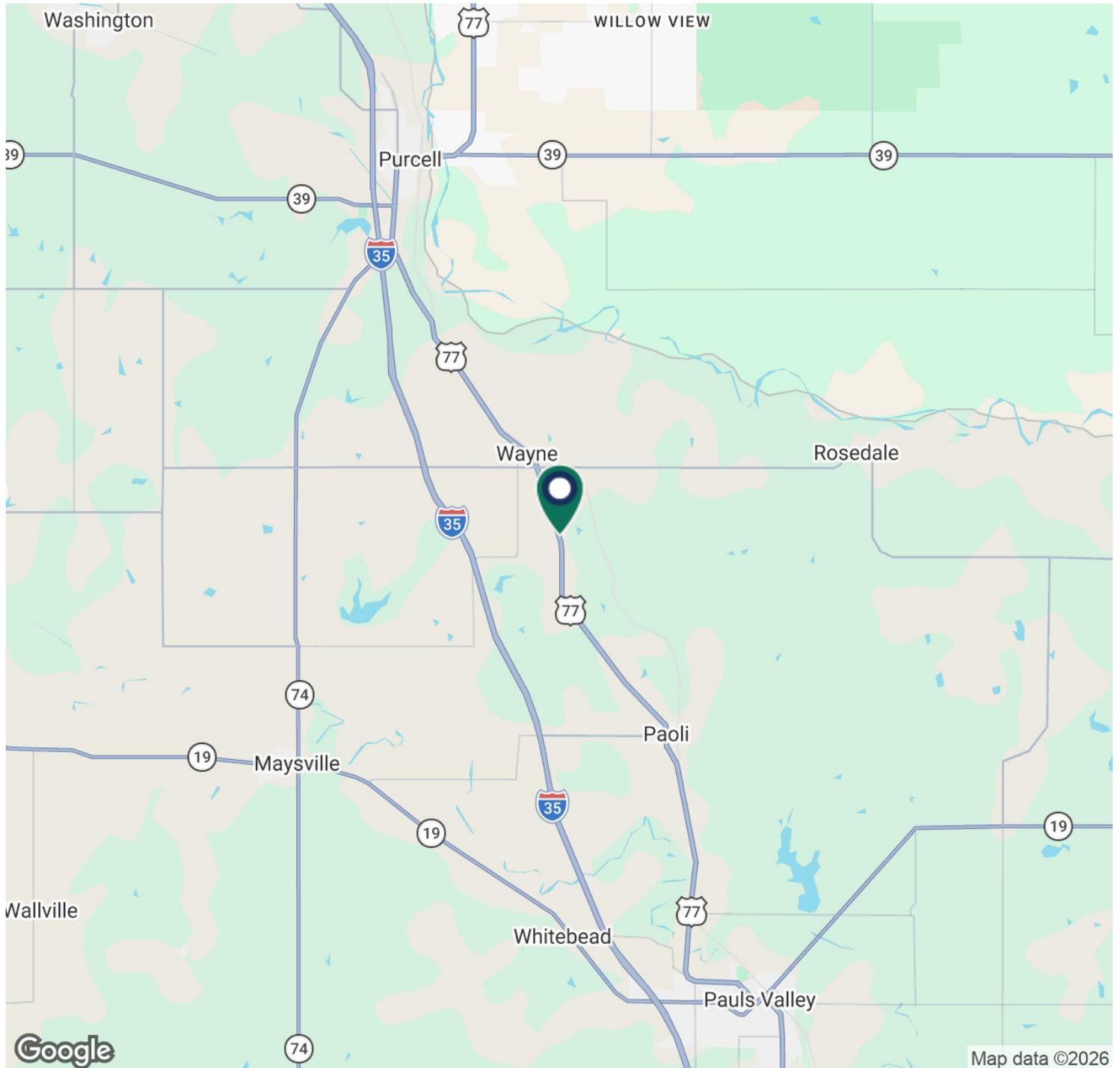
rwood@priceedwards.com
405.239.1219

**PRICE
EDWARDS**
AND COMPANY

12388 U.S. Highway 77, Paoli, OK 73074

FOR SALE

\$80,000



Brandy Rundel

brundel@priceedwards.com
405.990.5337

Rosha Wood

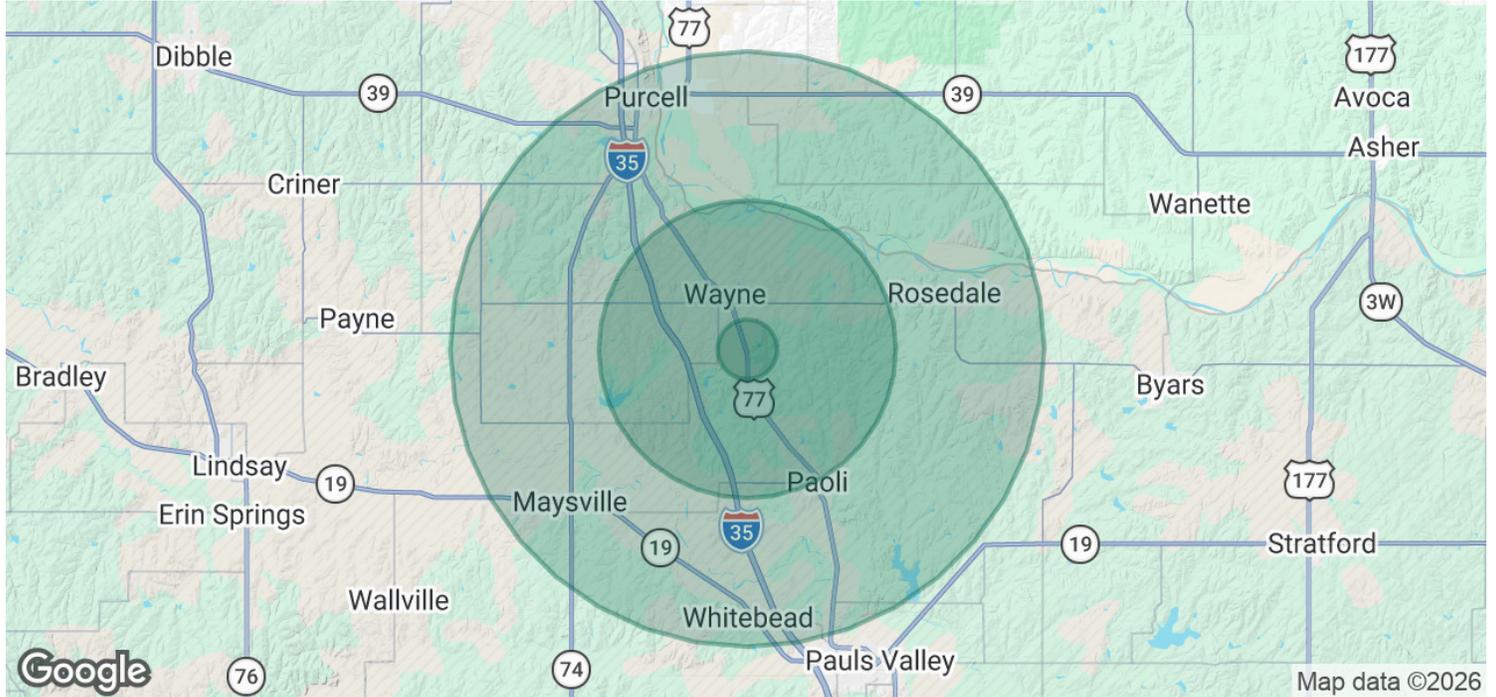
rwood@priceedwards.com
405.239.1219

**PRICE
EDWARDS**
AND COMPANY

12388 U.S. Highway 77, Paoli, OK 73074

FOR SALE

\$80,000



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	142	2,739	14,433
Average Age	36.6	38.3	39.2
Average Age (Male)	36.7	38.0	36.9
Average Age (Female)	36.5	39.1	38.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	54	1,054	5,207
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$81,744	\$80,642	\$76,988
Average House Value	\$200,875	\$181,757	\$172,305

2023 American Community Survey (ACS)

03162026

Brandy Rundel

brundel@priceedwards.com
405.990.5337

Rosha Wood

rwood@priceedwards.com
405.239.1219

PRICE EDWARDS
AND COMPANY