



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 1,530 square foot single story 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.

DETAILS

Sale Price:	\$200,000
Building Size:	1,530 SF

PROPERTY HIGHLIGHTS

- 1,530 SF industrial building
- 5.23 acre site with expansion potential
- 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
- Wood Structure Pole Barn
- Concrete Floor
- 26 Gauge Panel Lock Siding
- Four Mini Splits
- Water easement Width (Enabled Midstream)
- SHOWINGS BY APPOINTMENT ONLY

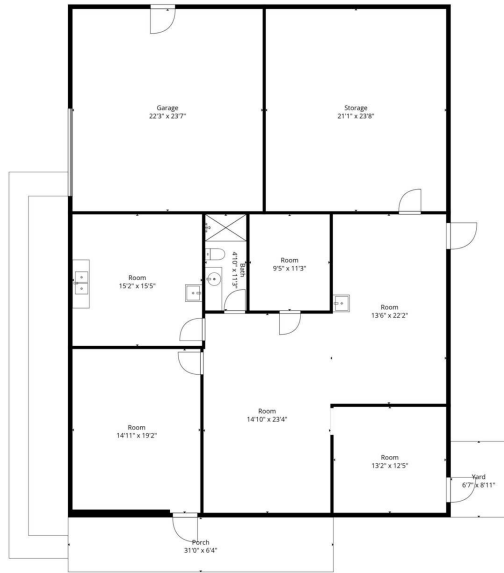
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TOTAL: 1530 sq. ft
 1st floor: 1530 sq. ft
 EXCLUDED AREAS: GARAGE: 527 sq. ft, STORAGE: 500 sq. ft, PORCH: 199 sq. ft,
 WALLS: 125 sq. ft

Floor Plan Created By Cubicoolo App. Measurements Deemed Highly Reliable But Not Guaranteed.



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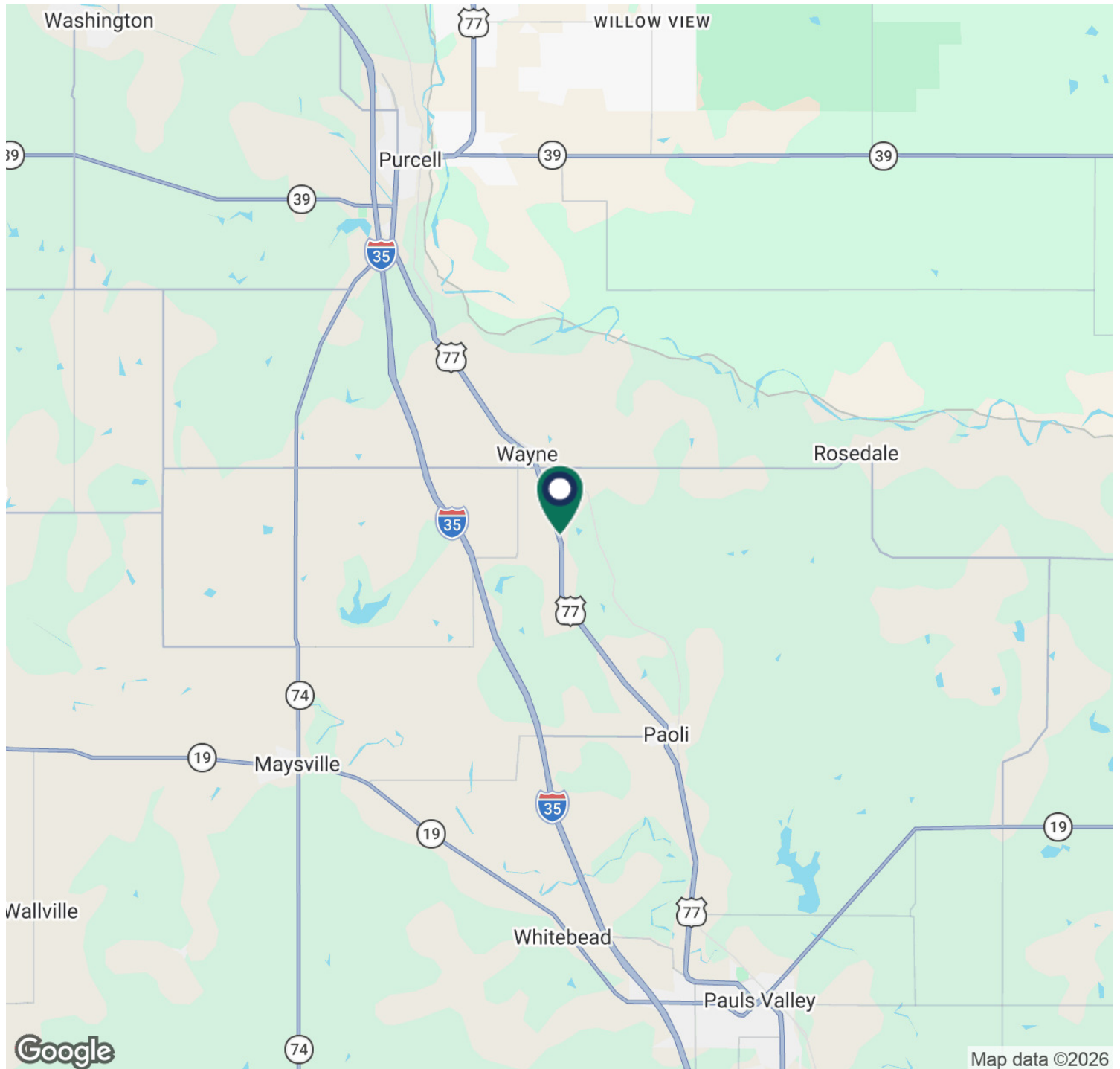
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12388 U.S. Highway 77, Paoli, OK 73074

FOR SALE



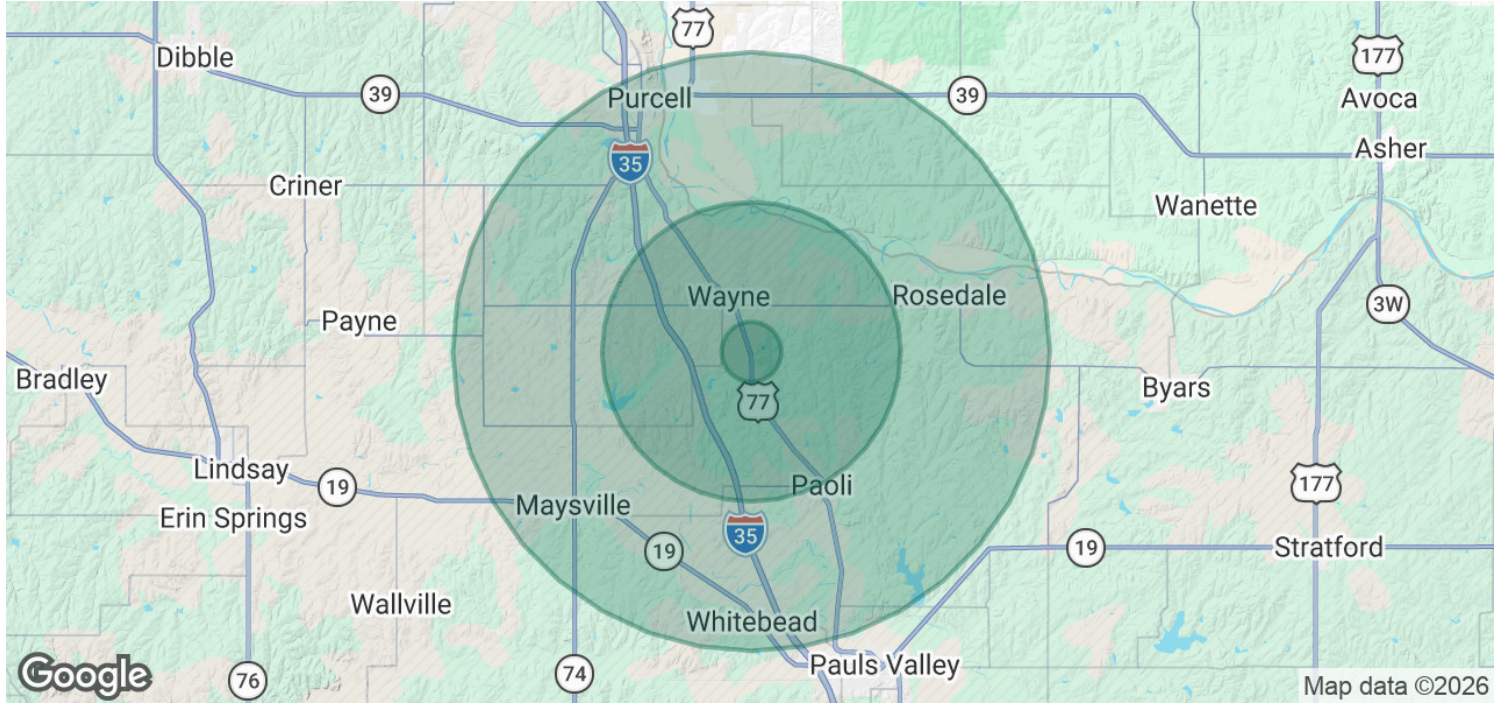
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	142	2,739	14,433
Average Age	36.6	38.3	39.2
Average Age (Male)	36.7	38.0	36.9
Average Age (Female)	36.5	39.1	38.5

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)

04082026

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