

13616 N 2920 RD

DOVER, OK 73734



GIRMA MOANING

Retail Investment Specialist
gmoaning@pricedwards.com
O: 405.239.1244 C: 405.664.0062

CODY BEAT

Industrial Specialist
cbeat@pricedwards.com
O: 405.239.1235

Sale Price
\$898,000

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OFFERING SUMMARY

Sale Price:	\$898,000
Lot Size:	20 Acres
Building Size:	9,600 SF
Zoning:	
Overhead Doors:	12'X14'

PROPERTY HIGHLIGHTS

- Two drive-through truck bays to facilitate smooth traffic flow throughout the property
- Spacious gravel yard ideal for fleet storage and material storage
- 2,400 square feet of office space, highlighted by a spacious conference room, kitchen, and numerous private offices
- 1,200 square feet of conditioned shop space
- In-floor inspection bay for fleet maintenance
- 110,000 gallon clean water frac Pond on-site
- 18' 7" Peak Ceiling Height
- Main Shop 50 x 120

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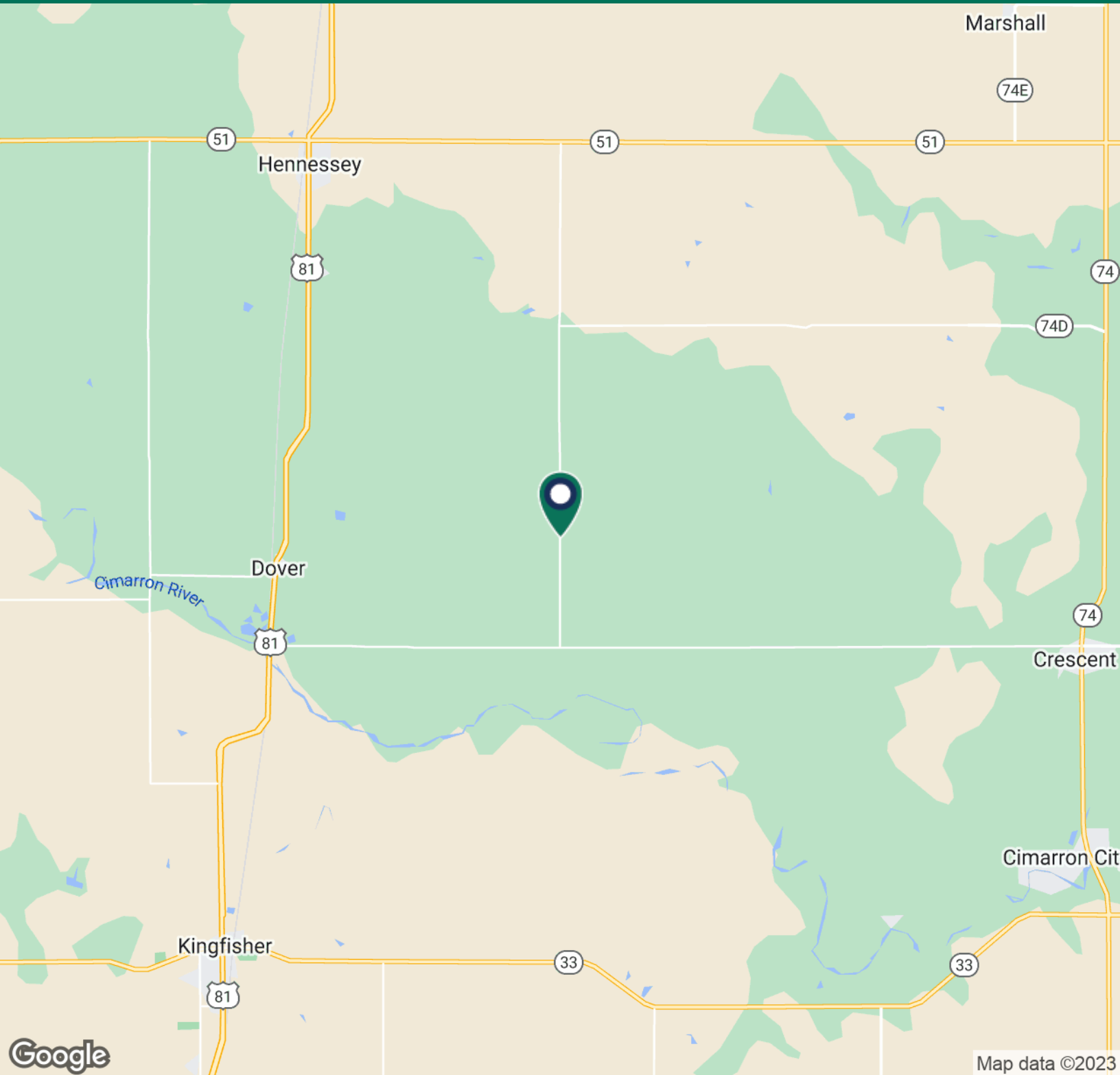
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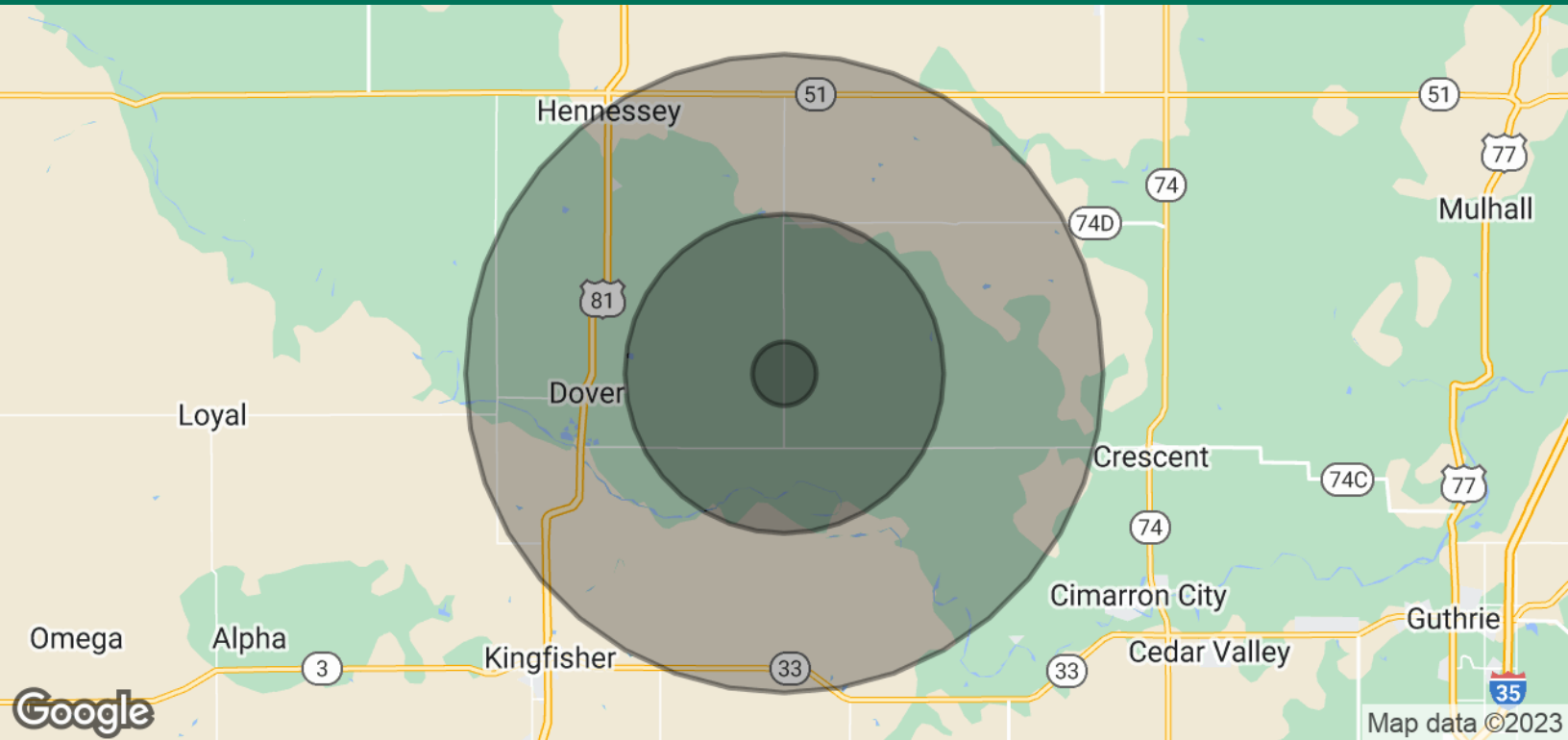
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9	338	3,928
Average Age	53.6	42.9	37.7
Average Age (Male)	53.2	47.8	40.4
Average Age (Female)	62.2	46.3	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7	208	1,651
# of Persons per HH	1.3	1.6	2.4
Average HH Income	\$65,794	\$70,535	\$77,411
Average House Value	\$209,778	\$184,587	\$148,771

* Demographic data derived from 2020 ACS - US Census

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