

201 C E COLSTON (I-35 & HWY 32) 201 C E COLSTON DR, MARIETTA, OK 73448



### BRANDY RUNDEL

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### EV ERNST

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**Sale Price**  
\$4,500,000

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## PROPERTY DESCRIPTION

Located at the high-traffic intersection of Interstate 35 and Highway 32 in Marietta, Oklahoma, this 4.21-acre commercial property offers maximum visibility and direct access to both northbound and southbound I-35. Previously home to Homeland and Dollar General, the site was cleared following a force majeure event in the past year, presenting a rare opportunity for redevelopment in one of southern Oklahoma's most strategic commercial corridors.

With full interstate access and extensive frontage along I-35, this site is positioned to serve not only the local Marietta community and surrounding Love County, but also the continuous stream of commuter and traveler traffic between Dallas and Oklahoma City. I-35 at the nearby Red River crossing carries an estimated 47,100 vehicles per day, offering exceptional exposure for any commercial use.

Zoned for commercial development and equipped with on-site utilities, the property is ideally suited for a grocery store, fuel station, retail center, or other service-oriented business catering to both residents and highway travelers.

## PROPERTY HIGHLIGHTS

- 4.21 acres at the intersection of I-35 and Highway 32
- Direct access to northbound and southbound I-35
- Outstanding frontage and visibility along the interstate
- High traffic volume: over 47,000 vehicles per day on I-35
- Cleared site, formerly Homeland and Dollar General
- Ideal for grocery, fuel, retail, or service businesses
- Serves local population and Dallas-OKC corridor traffic
- National co-tenancy retail corridor includes: Simon Pizza, Subway, McDonalds, Family Dollar

## OFFERING SUMMARY

<b>Sale Price:</b>	\$4,500,000
<b>Lot Size:</b>	4.21 Acres

### BRANDY RUNDEL

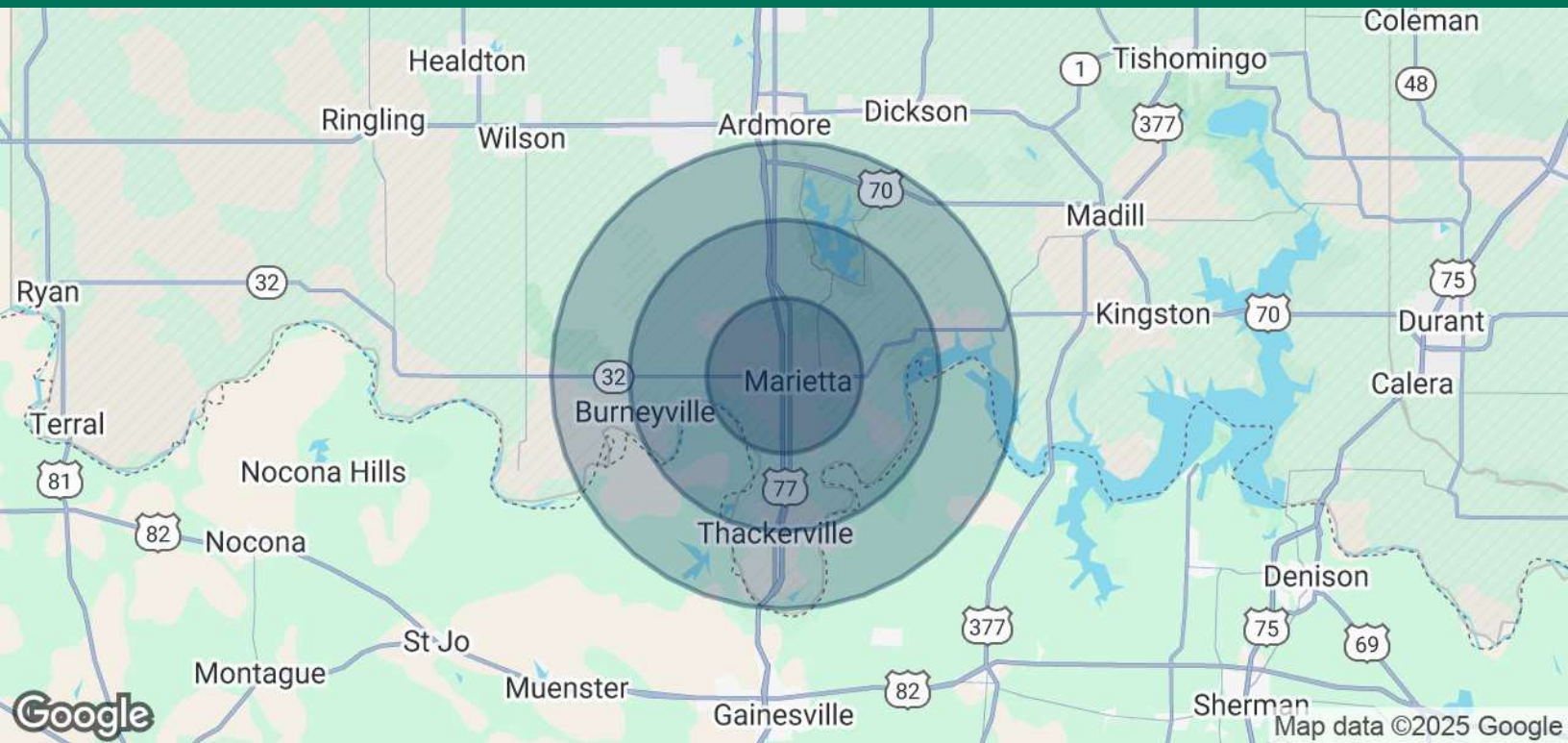
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	4,600	7,016	27,323
Average Age	40	42	41
Average Age (Male)	39	41	41
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,724	2,701	10,712
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$73,247	\$77,774	\$78,080
Average House Value	\$194,236	\$219,423	\$198,949

Demographics data derived from AlphaMap

05082025

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