

**OFFERING SUMMARY**

Sale Price:	\$4,490,000
Available SF:	Will Divide
Lot Size:	20.5 Acres
Price / Acre:	\$219,024
Zoning:	Commercial
Market:	Southeast Oklahoma and Northeast Texas
Submarket:	Durant

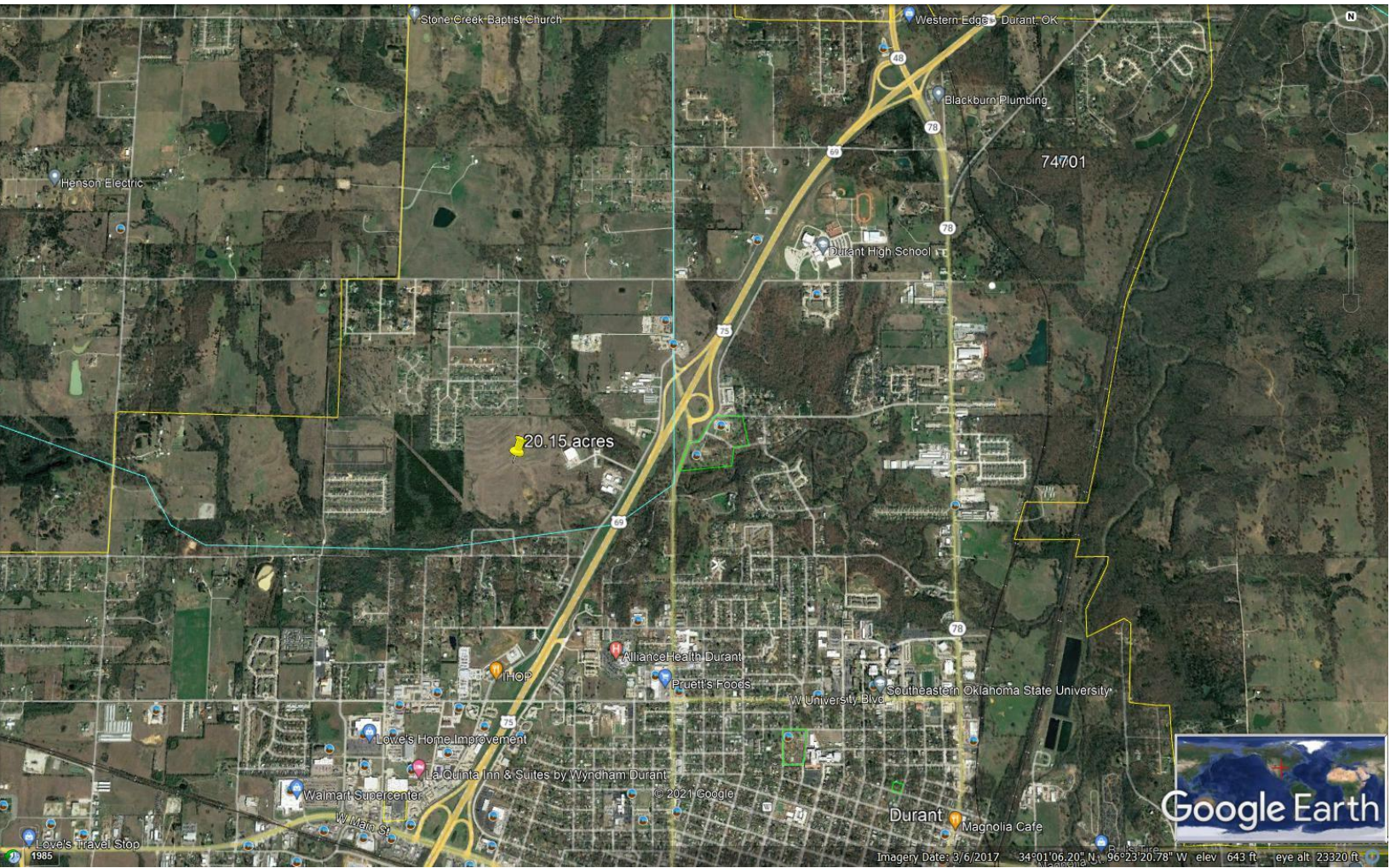
**PROPERTY OVERVIEW**

20.5 acres of extremely well located commercial land in the middle of Durant, Oklahoma. Highway 75/69 is a four lane highway and carries over 20,000 vehicles per day. It is the primary traffic corridor from Texas to the northeast meeting I-40 near Checotah, Oklahoma just east of Lake Eufaula.

**PROPERTY HIGHLIGHTS**

**COMMERCIAL DEVELOPMENT LAND. ALL UTILITIES ARE AVAILABLE TO THE SITE. THE SITE IS ZONED FOR COMMERCIAL / LIGHT INDUSTRIAL DEVELOPMENT. WILL CONSIDER DIVIDING.**

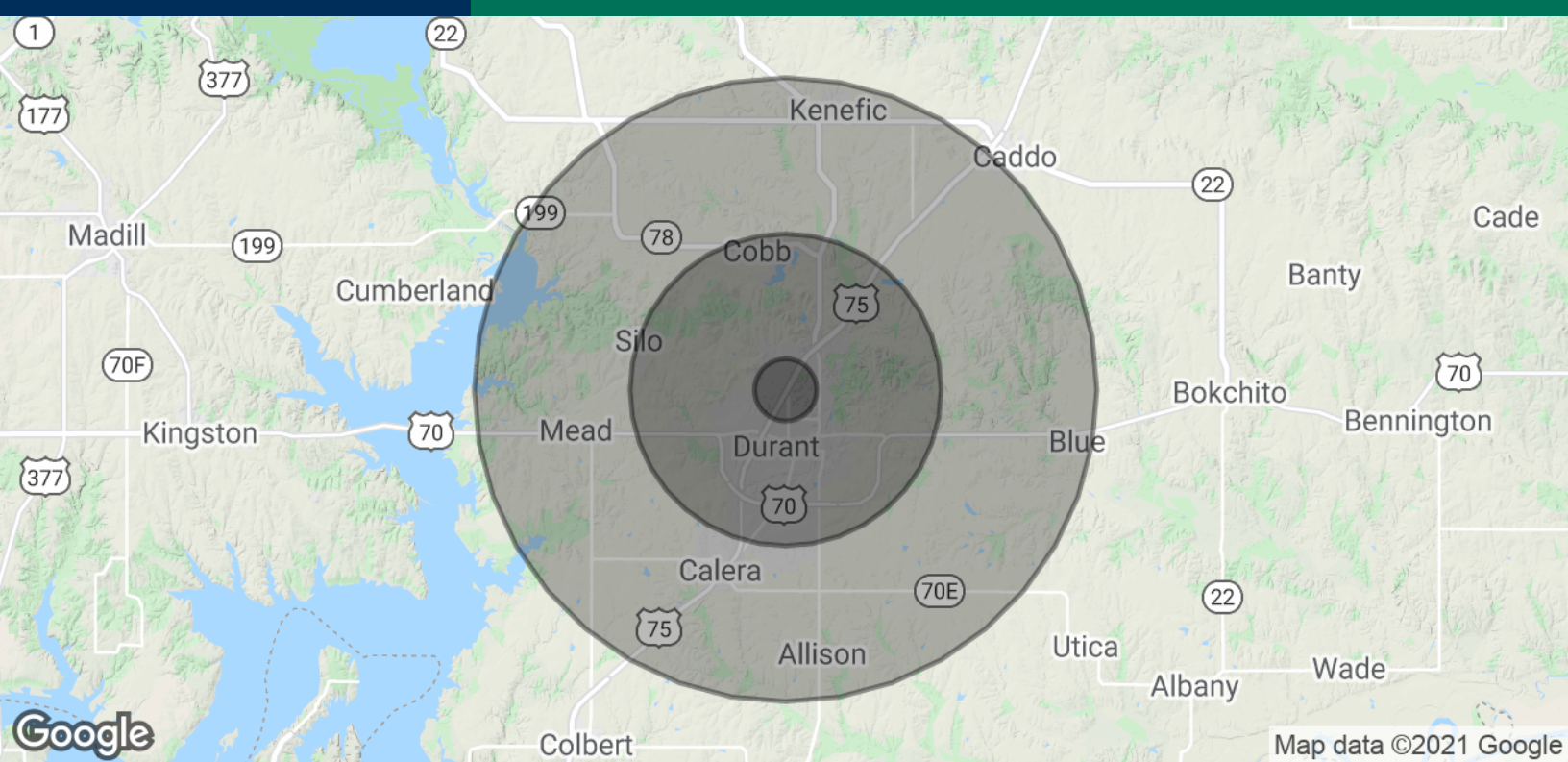
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# 2917 Westside Drive

2917 Westside Drive, Durant, OK 74702



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,965	22,253	32,650
Average Age	26.6	32.0	33.6
Average Age (Male)	26.4	30.4	32.3
Average Age (Female)	27.0	34.3	35.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,022	8,604	12,567
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$43,460	\$46,465	\$47,011
Average House Value	\$116,645	\$91,768	\$105,579

\* Demographic data derived from 2010 US Census

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