

3625 W ELK AVE

DUNCAN, OK 73533



GIRMA MOANING

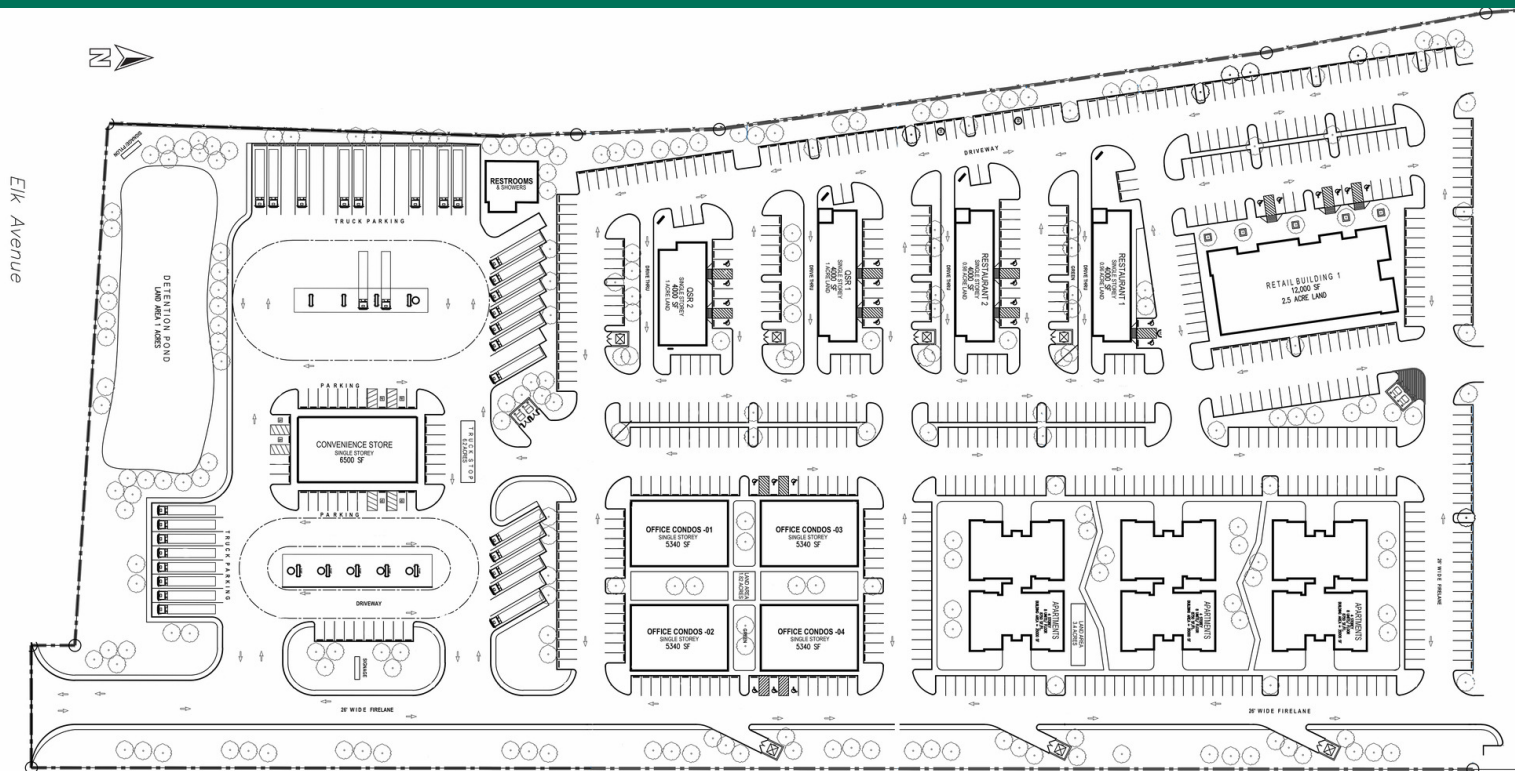
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Sale Price

Call For Pricing

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PROPERTY DESCRIPTION

Duncan Bypass Pad Sites

PROPERTY HIGHLIGHTS

- TIF incentives available for qualified development
- Prime visibility along Duncan's newly opened bypass corridor
- Strong medical and retail traffic
- Flexible Pad Site configurations available
- For sale, ground lease, or build to suit
- Utilities adjacent to the site
- Multi-phase development

OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 19 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,466	10,363	14,841
Total Population	18,011	25,343	36,662
Average HH Income	\$80,701	\$81,878	\$82,841

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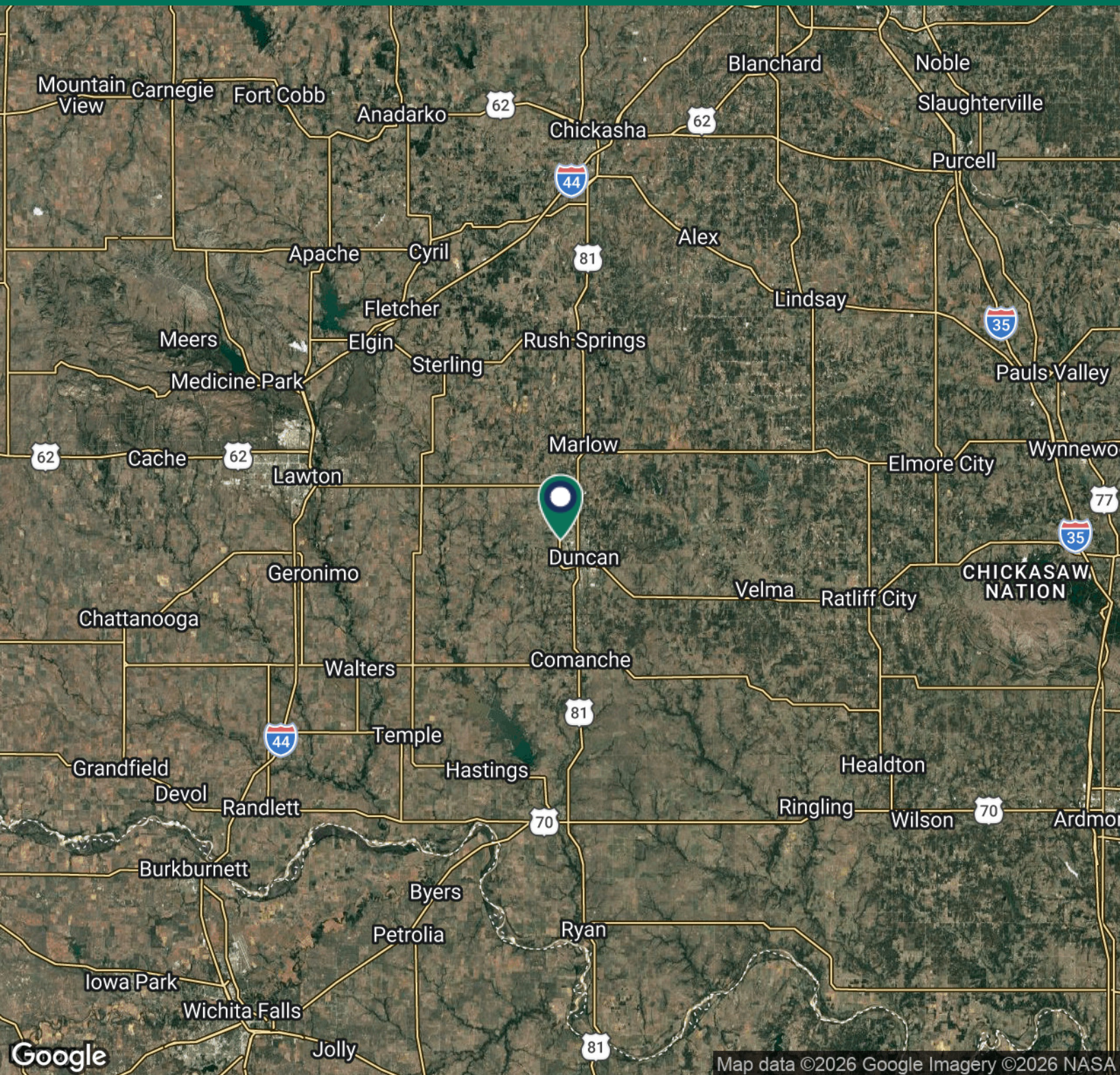
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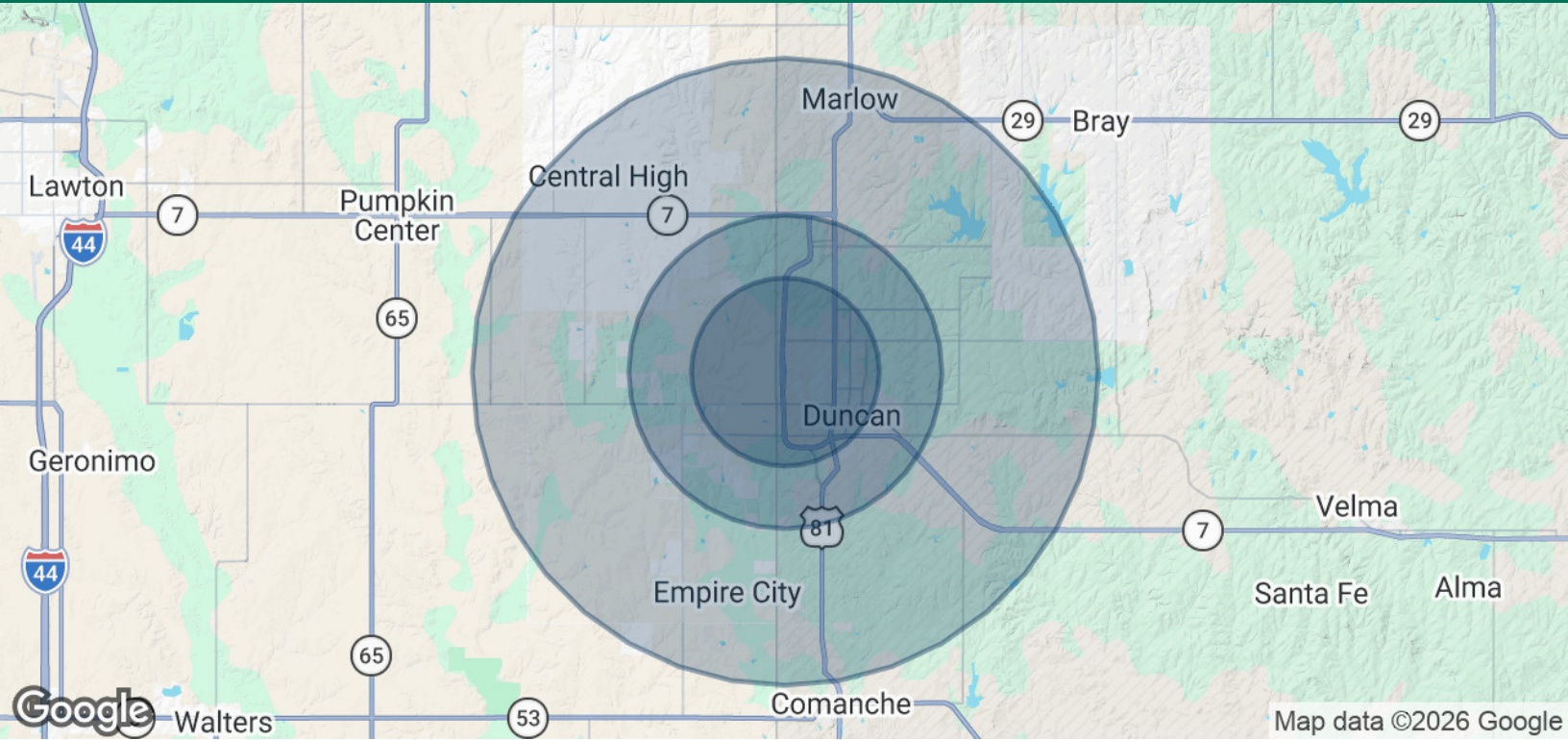
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,011	25,343	36,662
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,466	10,363	14,841
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$80,701	\$81,878	\$82,841
Average House Value	\$163,560	\$166,247	\$176,242

2020 American Community Survey (ACS)

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