

PRICE EDWARDS AND CO. 1.04 ACRES LAND FOR SALE

GERLACH PARCEL

3825 NORTH 1ST AVENUE DURANT, OK 74701



BRANDY RUNDEL
retail leasing associate
brundel@priceedwards.com
O: 405.990.5337 C: 405.990.5337

Sale Price
\$399,000

PRICE EDWARDS AND CO. 1.04 ACRES LAND FOR SALE

GERLACH PARCEL

3825 NORTH 1ST AVENUE, DURANT, OK 74701



PROPERTY DESCRIPTION

Discover a lucrative investment opportunity in Durant, Oklahoma! This 1-acre land parcel, ideally situated at North 1st Street and Gerlach, presents an ideal location for industrial or service users. With close proximity to Durant High School, Municipal Police Department and Oklahoma Highway Patrol, Carl Albert Park, with quick access to Hwy 69/75, this property offers unparalleled convenience and accessibility for businesses seeking a strategic foothold in Durant's thriving commercial landscape.

While featuring strategic transportation routes, this property is perfectly suited for industrial facilities, service centers, or mixed-use developments. With flexible zoning options and a prime location in a bustling economic hub, this commercial real estate opportunity is primed for success.

PROPERTY HIGHLIGHTS

- Price reduced 20%
- Owner will finance

OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	1.04 Acres

BRANDY RUNDEL

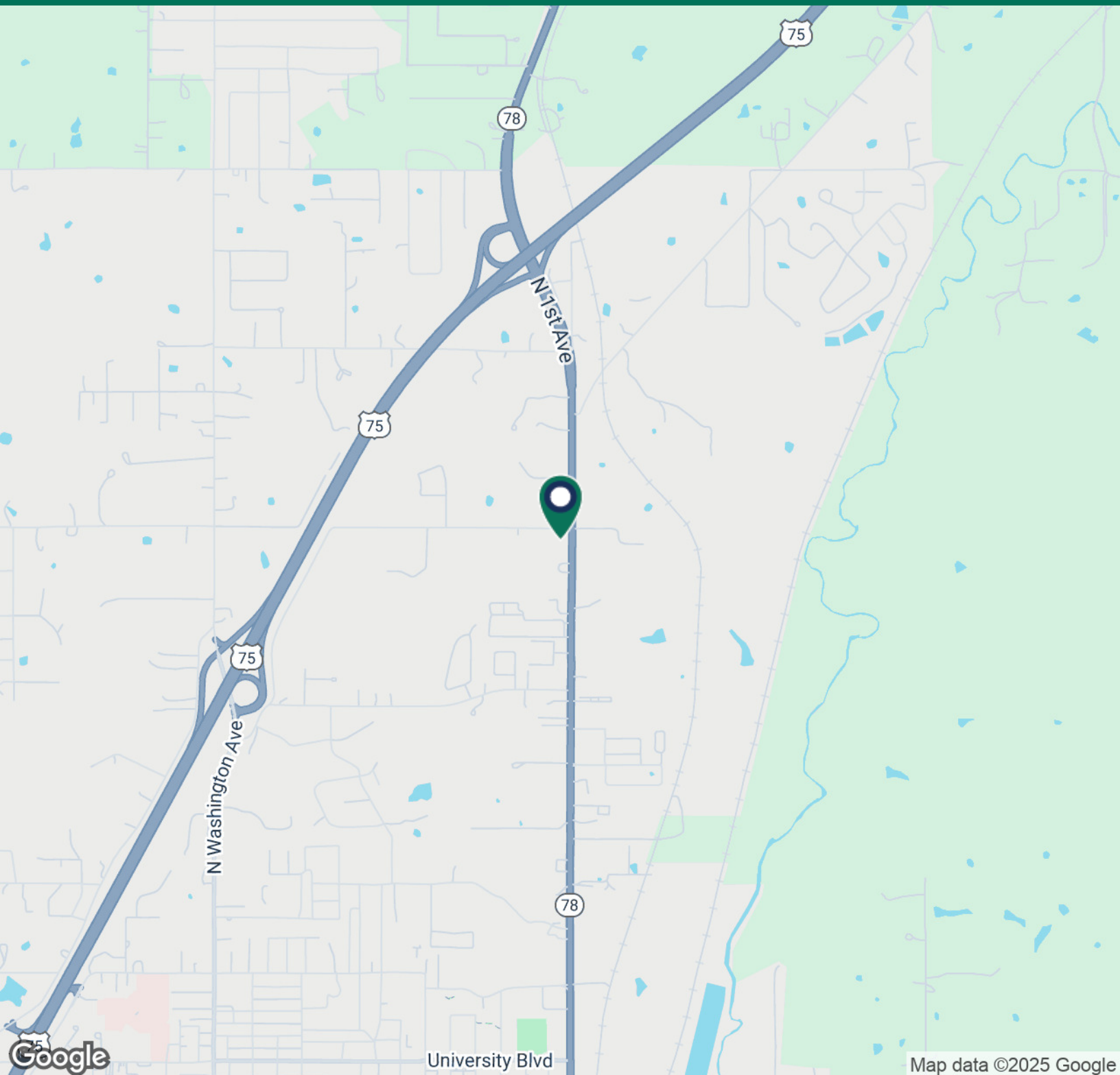
brundel@pricedwards.com

O: 405.990.5337 C: 405.990.5337

PRICE EDWARDS AND CO. 1.04 ACRES LAND FOR SALE

GERLACH PARCEL

3825 NORTH 1ST AVENUE, DURANT, OK 74701



BRANDY RUNDEL

brundel@pricedwards.com

O: 405.990.5337 C: 405.990.5337

PRICE EDWARDS AND CO. 1.04 ACRES LAND FOR SALE

GERLACH PARCEL

3825 NORTH 1ST AVENUE, DURANT, OK 74701



POPULATION

10 MILES

15 MILES

20 MILES

Total Population

33,831

44,523

60,049

Average Age

35.4

37.4

39.5

Average Age (Male)

34.5

36.5

38.3

Average Age (Female)

37.1

38.5

40.5

HOUSEHOLDS & INCOME

10 MILES

15 MILES

20 MILES

Total Households

13,989

19,367

27,921

of Persons per HH

2.4

2.3

2.2

Average HH Income

\$57,803

\$55,471

\$52,513

Average House Value

\$139,042

\$133,190

\$133,029

* Demographic data derived from 2020 ACS - US Census

10312025

BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337